

DRAFT

2015-2016

HUD Federal Grants Annual Action Plan



HOUSING DIVISION

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TABLE OF CONTENTS

STRATEGIC PLAN (SP)

SP-05 Overview	1
SP-10 Geographic Priorities – 91.215 (a)(1).....	2
SP-25 Priority Needs - 91.215(a)(2).....	5
SP-30 Influence of Market Conditions – 91.215 (b).....	7
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	9
SP-40 Institutional Delivery Structure – 91.215(k).....	14
SP-45 Goals Summary – 91.215(a)(4).....	20
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	21
SP-55 Barriers to affordable housing – 91.215(h).....	23
SP-60 Homelessness Strategy – 91.215(d).....	25
SP-65 Lead based paint Hazards – 91.215(i).....	27
SP-70 Anti-Poverty Strategy – 91.215(j).....	28
SP-80 Monitorin – 91.230.....	29

FIRST YEAR ANNUAL ACTION PLAN (AP)

AP-05 executive summary 24 CFR 91.200(c), 91.220(b).....	1
PR-05 Lead & Responsible Agencies – 91.200(b):.....	2
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	3
AP-12 Participation – 91.105, 91.200(c)	5
AP-15 Expected Resources – 91.220(c)(1,2)	7
AP-20 Annual Goals and Objectives	11
AP-35 Projects – 91.220(d)	14
AP-38 Projects Summary Project Summary Information.....	16
AP-50 Geographic Distribution – 91.220(f)	30
AP-55 Affordable Housing – 91.220(g)	31
AP-60 Public Housing – 91.220(h).....	33
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	35

AP-75 Barriers to affordable housing – 91.220(j)	37
AP-85 Other Actions – 91.220(k)	39
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	44
Community Development Block Grant Program (CDBG).....	44
HOME Investment Partnership Program (HOME)	45
Emergency Solutions Grant (ESG).....	47

I. STRATEGIC PLAN

SP-05 OVERVIEW

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for addressing HUD's primary objectives including: Suitable Living Environment, Economic Development, and Decent Housing
- Objectives identifying the use of funds.
- Programs that may be carried out for the Plan period.

The **objectives** and **outcomes** are listed with the proposed activities and funding sources.

PUBLIC INFRASTRUCTURE IMPROVEMENTS

- HUD CPD Objective-Creating Suitable Living Environments
- HUD CPD Outcome-Availability/Accessibility
 - Sidewalk Improvements (CDBG, Federal & State Grant funds)
 - Park improvements (CDBG, Federal & State Grant funds)
 - Americans With Disabilities (ADA) improvements to public facilities and infrastructure (CDBG)
 - CIP projects to be identified in qualifying census tracts (CDBG)

HOUSING PROGRAMS

- HUD CPD Objective-Decent Housing
- HUD CPD Outcomes-Affordability and Sustainability
 - Down payment assistance loans for first-time homebuyers (TBD, possibly CDBG)
 - Homeowner rehabilitation loans for health and safety repairs (Existing HOME funds, possibly CDBG)
 - Neighborhood revitalization events (CDBG)

NON-PROFIT COORDINATION

- HUD CPD Objective-Suitable Living Environment
- HUD CPD Outcomes-Availability/Accessibility
 - Funding to ensure the provision of information for help with primary financial, food, physical health, community development and housing needs (CDBG)

AFFIRMATIVELY FURTHERING FAIR HOUSING

- HUD CPD Objective-Decent Housing
- HUD CPD Outcome-Availability/Accessibility
 - Fair Housing Services (CDBG)

- Fair Housing Testing (CDBG)
- Regional Analysis of Impediments to Fair Housing Choice (City's Pro Rata Share) (CDBG)

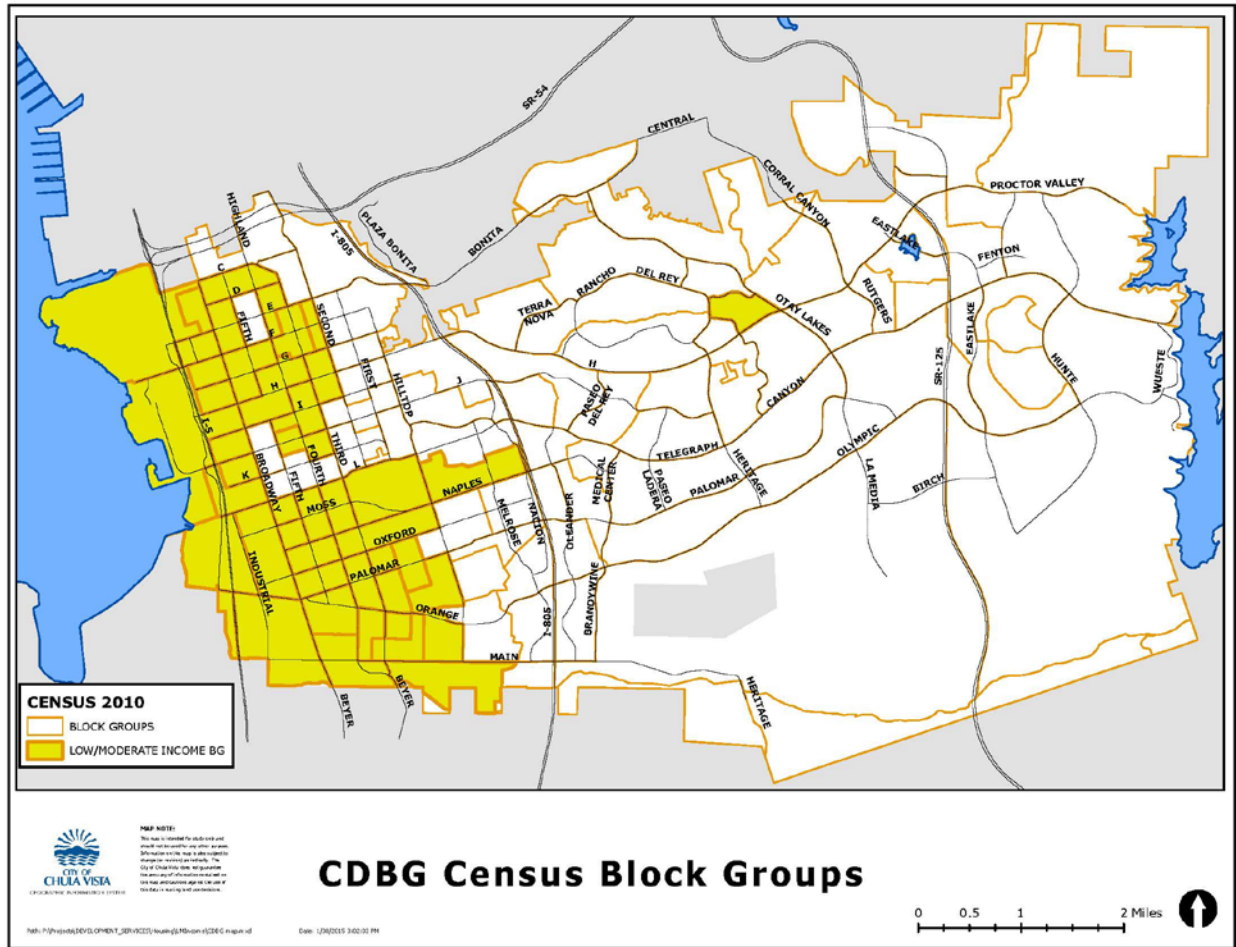
For public service grants to non-profits, the City utilizes 15 percent of the CDBG allocation, which provides small grants to non-profit organizations that demonstrate an ability to provide needed services that directly benefit the residents of the City of Chula Vista. The use of public service funds for non-profit grants enables the City to use CDBG funds for projects and activities that serve the greatest number of residents with the limited amount of funding.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

GEOGRAPHIC AREA



GENERAL ALLOCATION PRIORITIES

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Once the largest lemon growing center in the world, Chula Vista has rapidly grown, developed and expanded to become one of the nation's fastest growing cities. Chula Vista had the eighth fastest growth percentage rate nationally since 2010 U.S. Census with cities with a population over 100,000.

Now home to nearly a quarter-million residents, Chula Vista is the second largest city in San Diego County. The City encompasses approximately 52 square miles of land area from San Diego Bay eastward to Otay Lakes and includes most of the land between Sweetwater River to the north and the Otay River to the south. The Bayfront, rivers, hills define Chula Vista. Located minutes downtown San Diego and the U.S-Mexico border Chula Vista has convenient access to the regions cultural, recreational, educational, and business opportunities.

The City has not established specific target areas to focus the investment of CDBG funds. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be

focused primarily in areas of concentrations of low and moderate income population. Each project and activity must meet a HUD National Objective. The map above contains a list of block groups illustrating the low and moderate income areas in the City (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). Investments in public facilities and services serving special needs populations and primarily low and moderate income persons can be made throughout the City. Housing assistance will be available to income-qualified households. However, due to the aging house stock in Western Chula Vista, priority will be given to those households who wish to participate in owner occupied residential rehabilitation programs.

Priority for allocating CDBG funding is given to capital improvement projects located within an approved HUD qualifying census tract and/or census block group. Capital Improvement Project priorities are assigned based on a number of factors including: the total number of residents benefited; areas of other projects; phase of improvement project; needs assessment results; and budget prioritization of Capital Improvement Projects, assuming the project is within a qualifying census tract. For community-wide activities, income verification is used to ensure low-to moderate-income levels. With the exception of qualifying census tracts, funds are not allocated geographically but rather allocated based on needs. The City of Chula Vista utilizes CDBG funds for Capital Improvement Projects (CIPS) for the objective of creating a suitable living environment and the outcome of availability/accessibility. For example, the City has completed major sidewalk improvements in the Castle Park Area.

The City has a detailed list of approved Capital Improvement Projects that demonstrate a general public need but, due to budget constraints, funding may not be available for smaller projects. Federal funds are used to serve the target community, meet the established goals for these funds, and to serve the greatest number of members of the community. The City will use its Community Development Block Grant funds to provide assistance with home rehabilitation loans to assist homeowners in maintaining safe housing.

For public services, the City utilizes its CDBG funds, which provides small grants to non-profit organizations that demonstrate an ability to provide needed services that directly benefit the residents of the City of Chula Vista. The use of the CDBG funds enables non-profits and City Departments to leverage these funds for projects and activities that serve the greatest number of residents with the limited amount of funding.

The general basis used for each priority level includes the total number of residents benefited, the urgent need of a given community within the City, environment issues that threaten life or property, the need for improved access, and other important needs of the community as a whole. Priorities for CIP projects are addressed by the City Council and the budget for the City during each fiscal year (July 1 to June 30).

SP-25 PRIORITY NEEDS - 91.215(A)(2)

The City of Chula Vista has established the following priority needs which guide funding during the five-year Consolidated Planning period. The Priorities and Annual Action Plan goals are described below:

A. HOUSING PRIORITIES

The city's top housing priorities during the next 5 years are:

PRIORITY 1: AFFORDABLE RENTAL HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS

The City of Chula Vista's 2013-2020 Housing Element Policy 2.2 states the City will utilize available resources, seek to preserve and provide sufficient, suitable, and varied housing by small and large family size, type of unit, and cost particularly permanent affordable housing that meets the needs of existing and future residents of Chula Vista.

Input from stakeholders and survey results identified programs that prevent and mitigate homelessness as highly needed and analysis of special needs populations housing and social service needs. Priority will be given to programs/projects that provide assistance to extremely low, very low and moderate income households and special needs households.

The development of affordable rental housing also meets the City's Regional Housing Needs Assessment (RHNA) goals. Per the 2013-2020 Housing Element the City's RHNA goals are the following:

Income Category	RHNA Construction Need
Extremely Low	1,605
Very Low	1,604
Low	2,439
Moderate	2,257
Above Moderate	4,956
Total	12,681

PRIORITY 2: MAINTENANCE AND PRESERVATION OF EXISTING HOUSING STOCK

The age of the housing is often an indicator of housing conditions. Housing over 50 years old is considered aged and more likely to generate major repairs. In Chula Vista, 15 percent of the City's housing units were built prior to 1960, approximately 47 percent of the housing units were built prior to 1980, therefore, the majority (62 percent) of Chula Vista's housing is at least 30 years or older, and may be in need of repairs.

The City will provide financial assistance to income-eligible households to rehabilitate owner-occupied single family homes as well as multi-family units in an effort to preserve or increase the City's affordable housing stock.

The City of Chula Vista's 2013-2020 Housing Element Policy 2.1 states rehabilitation of the City's housing stock and preserving the integrity of residential neighborhoods by preventing deterioration, leveraging housing programs with planned capital improvements that encourage further capital investment in neighborhoods. Utilizing community-based rehabilitation programs such as CHIP and HUCD and other programs supported by local utilities and regional partners to encourage the maintenance and enhancement of residential quality and sustainability. This activity will complement the San Diego Association of Government's Sustainability Communities Strategy.

PRIORITY 3: HOMEOWNERSHIP OPPORTUNITIES

Gap analysis indicates that households must earn \$75,000 a year to afford a median priced home in Chula Vista. Sale prices, especially for detached homes, are still largely unaffordable in Chula Vista. Input from stakeholders and survey results identified First Time Homebuyer programs as a Priority.

The City may leverage its Cal-Home funds from the State of California Housing and Community Development to assist homebuyers.

B. COMMUNITY DEVELOPMENT PRIORITIES

The city's top community development priorities during the next 5 years are:

PRIORITY 1: INFRASTRUCTURE IMPROVEMENTS

Priority will be given to fund new street and sidewalk in low income areas, flood evention and drainage improvements.

PRIORITY 2: COMMUNITY ENHANCEMENT

Priority will be given to improvements made to facilities serving youth, park, recreational and neighborhood facilities, facilities serving other special needs populations, health and child care facilities.

PRIORITY 3: PUBLIC SERVICES FOR SPECIAL NEEDS AND HOMELESS

Priority is given to fund the maximum amount federally allowable (15% of the annual entitlement) to provide services to low/moderate income, special needs and homeless populations. Highest priority is given to programs providing basic/ essential services (food, housing, emergency services). Medium priority is given to special needs populations (at-risk youth, family violence, disabled persons, and elderly persons). Low Priority will be given to all other categories.

PRIORITY 4: ECONOMIC DEVELOPMENT PRIORITIES

Input from stakeholders and survey results identified programs to increase employment opportunities for low and moderate income persons, including job training opportunities. The San Diego Work Force

Partnership and the South Bay Career Center provides some of these services for Chula Vista residents. However, the City will continue to seeking funding opportunities such as HUD’s Promise Zone program and other economic development grants and incentives that are available to local government agencies to assist with meeting these goals.

Note: The U.S. Department of Housing and Urban Development advised the City not to fund any economic development activities until further notice. One of the conditions of funding economic development activities is to submit a Strategic Plan (SP) that includes underwriting and public benefit standards) for HUD’s approval. The SP should include the types of activities that the City may fund using Community Development Block Grant funds and how the City or its Subrecipients will monitoring the compliance requirements of meeting a Low and Moderate income Benefit National Objective.

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

Table 62 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Chula Vista receives approximately \$500,000 annually in HOME funds. Given the limited funding, and that approximately 3,224 households are already participating in the Housing Choice Voucher Program (Section 8 program) and the 4 public housing projects in Chula Vista, the City may utilize HOME TBRA funds to assist special needs population and/or displaced residents.
TBRA for Non-Homeless Special Needs	The City of Chula Vista receives approximately \$500,000 annually in HOME funds. Given the limited funding, and that approximately 3,224 households are already participating in the Housing Choice Voucher Program (Section 8 program) and the 4 public housing projects in Chula Vista, the City does not plan to utilize HOME TBRA funds to assist Non-Special needs households.
New Unit Production	The majority of the City’s lower and moderate income households experience a housing cost burden. The supply of affordable housing is limited compared to the need. Based on funding availability and allocations, the City may allocate a portion of its HOME or CDBG funds to increase the supply of safe, decent, affordable housing for lower income households (including extremely low income households), such as large families, disabled, the homeless, and those at risk of homelessness.

Rehabilitation	The age of the housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repair. Housing over 50 years old is considered aged and more likely to generate major repairs. In Chula Vista, 15 percent of the City's housing units were built prior to 1960, approximately 47 percent of the housing units were built prior to 1980, therefore, the majority (62 percent) of Chula Vista's housing is at least 30 years or older, and may be in need of repairs. No funding will be spent on rehabilitation for properties built after 1985 for owner occupied rehabilitation. The City will provide assistance to rehabilitate owner occupied single family homes and to rehabilitate multi-family units to preserve or increase the City's affordable housing stock.
Acquisition, including preservation	The City will also pursue acquisition/rehabilitation of multi-family housing and deed restrict the improved units as affordable housing. Furthermore, the 2013-2020 Housing Element identifies the assisted housing units that are considered "at risk" of converting to market-rate housing over the next ten years. The City will work toward the preservation of these units.

SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remaining of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	<ul style="list-style-type: none"> Housing Services Public Improvements Public Facilities ADA Improvements Program Administration Fair Housing Services Fair Housing Testing Public Services- Non-profit Organizations that serve low and moderate income persons Homeowner Rehabilitation Homebuyer Assistance Community Policing Economic Development 	\$1,769,214	\$100,000	\$0	\$1,869,214	\$7,076,856	<p>In 2015, the City will receive \$1,769,214 in CDBG entitlement funds from the US Department of Housing and Urban Development. The City anticipates receiving approximately \$100,000 in Program income from loan payoffs or payments from assessment districts.</p> <p>Anticipated resources may be decreased if HUD reduces the entitlement and can range from 5% to 10%.</p>
HOME	Federal	<ul style="list-style-type: none"> Administration Acquisition Rehabilitation Homebuyer Assistance New Construction of Multi-family Tenant Based Rental Assistance 	\$571,833	\$0	\$0	\$571,833	\$2,287,332	<p>In 2015, the City will receive \$571,833 in HOME entitlement funds from the US Department of Housing and Urban Development.</p> <p>Anticipated resources may be decreased if HUD reduces the entitlement and can range from 5% to 10%.</p>
ESG	Federal	<ul style="list-style-type: none"> Administration Shelter Shelter Outreach HMIS Homeless Prevention Rapid Re-Housing 	\$153,270	\$0	\$0	\$153,270	\$613,080	<p>In 2015, the City will receive \$153,270 in ESG entitlement funds from the US Department of Housing and Urban Development.</p> <p>Anticipated resources may be decreased if HUD reduces the entitlement and can range from 5% to 10%.</p>

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

City staff, in its funding applications, emphasizes to applicants the need to leverage federal, state and local resources. These efforts have been fruitful and projects funded under CDBG, HOME, and ESG have substantially exceeded accomplishments that could be achieved from federal funds alone. Although there is no official match requirement in the CDBG program, in most cases, other funds, such as private funds received through donors or fund raising activities, commercial loans, Gas Tax funds, non-federal funds, are used to supplement and defray project costs. HOME funds require a 25% match and ESG funds require a dollar for dollar match.

Federal match requirements apply to the City's HOME funds. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. In the past, redevelopment Low and Moderate Income Housing funds were the City's primary source for leveraging or providing matching funds for the City's Housing programs. With the dissolution of redevelopment in California, the City no longer has access to this funding source. Currently, the City still maintains an excess in match requirement from previous fiscal years. This excess match will fulfill the City's HOME match requirements for many years.

Federal match requirements apply to the City's ESG funds. The ESG program requires that for every HOME dollar spent, the City must provide a 100 percent match with non-federal dollars. The matching funds are met by non-profit organizations use of other non-federal funds.

The City utilizes additional Federal, State and Local funding sources leverage the HUD Community Planning and Development (CPD) funds that the City or its Subrecipients, further described below.

FEDERAL PROGRAMS

Rental Assistance Program (Section 8 Housing Choice Voucher Program): The Section 8 Housing Choice Voucher Program provides almost \$85 million annually in tenant-based rental assistance for very low-income households residing in privately owned rental units. Program participants typically pay between 30 to 40 percent of their monthly-adjusted incomes for rent and utilities. The Housing Authority of the County of San Diego (HACSD) administers the program in the City of Chula Vista and issues the assistance payments directly to the landlords on behalf of the assisted households.

Supportive Housing Program (SHP): SHP provides grants to improve the quality of existing shelters and transitional housing, and increases the availability of transitional housing facilities for the homeless. SHP is the primary program supporting transitional housing for the homeless. The County's, (that includes Chula Vista service providers). The projects that were submitted to HUD on January 18, 2014 for consideration is available at the following weblink: http://www.sdcounty.ca.gov/sdhcd/homeless/supportive_housing_program.html.

San Diego Merged Continuum of Care received notice from HUD in April 2014 on the Tier I (Highest Priority) Renewal Projects which include housing and support services to those persons and families experiencing homelessness. These grants support a variety of programs including street outreach, client assessment, and direct housing assistance to individuals and families with children who are experiencing homelessness. A complete list of the projects awarded funding may accessed at

<https://www.onecpd.info/resource/1237/usich-opening-doors-federal-strategic-plan-end-homelessness/>.

National Housing Trust Fund: Approved by Congress but still unfunded, the National Housing Trust Fund could at some point become a new source for new affordable and supportive housing. At the time of this writing, however, funding has not been identified.

Project Based Section 8: The County of San Diego Housing and Community Development Department, contingent on funding availability, issues a Notice of Funding Availability for Project-based Section 8 voucher for special needs populations. Using these funds for operations will allow developers to leverage other funds to develop additional housing units in Chula Vista.

Mortgage Credit Certificate (MCC) Program: The City of Chula participates in the San Diego Regional MCC Program, developed and administered by County Department of Housing and Community Development, provides home purchase assistance to low- and moderate-income first-time homebuyers with income at or below 115% of the State Median Income. Homebuyers receive a federal income tax credit equal to 20% of the annual interest on their mortgage loan. The County's program includes the City of Chula Vista. First Time Homebuyers are encouraged to apply.

STATE PROGRAMS

California Department of Housing and Community Development (State HCD): State HCD administers a number of programs that provide funds that can be combined with other federal and local funds.

Low-Income Housing Tax Credits (LIHTC): Federal and State tax credits are used by developers of multi-family housing in return for reserving a portion of the development for moderate-, low-, and very low-income households at affordable rents. These Federal and State tax credits are allocated by the State based on a priority scoring system. Over the years, several non-profit organizations, assisted with City Program funds, have received LIHTC funds. City will continue to encourage organizations to apply for and utilize these funds consistent with the 2010-2015 City of Chula Vista Consolidated Plan.

Mental Health Services Act (MHSA): The passage of Proposition 63 (MHSA) in November 2004, provides the first opportunity in many years for the State Department of Mental Health to provide increased funding, personnel and other resources to support county mental health programs and monitor progress toward statewide goals for children, transition age youth, adults, older adults and families. The Act addresses a broad continuum of prevention, early intervention and service needs and the necessary infrastructure, technology and training elements that will effectively support this system. It is anticipated that the MHSA housing funding may be leveraged with the City of Chula Vista's housing programs (based on availability of funding).

Cal-HOME Program: This State grant of releases a Notice of Funding Availability each year through a competitive application process that provides funds for mortgage assistance to low-income first-time homebuyers. In the event, the City is successful in its grant application, these funds would be used to supplement HOME funds and would be disbursed in conjunction with the City's Homebuyer Assistance Program.

The California Housing Finance Agency (CalHFA): CalHFA supports the needs of renters and first-time homebuyers by providing financing and programs that create safe, decent and affordable housing opportunities for individuals within specified income ranges. Established in 1975, CalHFA was chartered as the State's affordable housing bank to make below market-rate loans through the sale of tax-exempt bonds. The bonds are repaid by revenues generated through mortgage loans, not taxpayer dollars.

State of California Multi-family Housing Program (MHP): This program provides permanent financing for affordable multi-family housing development, in the form of low-interest loans to developers for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. City of Chula Vista's Landings I affordable housing project received MHP funds during fiscal year 2008-2009. City will encourage affordable housing developers to apply for these funding opportunities. However, in 2010, the State MHP issued what was reported as the final MHP Notice of Funding Availability (NOFA) and no new source of funding has been identified. City will continue to explore funding availability as the State identifies new sources to fill this gap.

State of California Emergency Housing Assistance Program (EHAP): This program funds emergency shelters, transitional housing, and services for homeless individuals and families. EHAP funds operating costs and support services through grants. Capital development funding is structured as forgivable loans.

Affordable Housing Program (AHP): The Affordable Housing Program provides grants and subsidized loans to support affordable rental housing and homeownership opportunities.

Housing Related Parks Grant (HRP): The State of California Department of Housing and Community Development (Department) provides funding through the Housing-Related Parks (HRP) Program (Program). The HRP Program is designed to encourage cities and counties to develop new residential housing by rewarding those jurisdictions that approve housing affordable to lower-income households and are in compliance with State housing element law. The HRP Program was funded through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, Health and Safety Code Section 53545, subdivision (d) and originally established pursuant to Chapter 641, Statutes of 2008 (AB 2494, Caballero), at Chapter 8 of Part 2 of Division 31 of the Health and Safety Code (commencing with Section 50700) and subsequently amended pursuant to Chapter 779, Statutes 2012 (AB 1672, Torres). The Program awards funds on a per-bedroom basis for each residential unit affordable to very low and low-income households permitted during the designated Program year. The Program provides funds for parks and recreation projects that benefit the community and add to the quality of life.

LOCAL PROGRAMS

City Density Bonus Programs: The City's density bonus program is administered by the City of Chula Vista's Development Services Housing Division (City HD). City HD administers the occupancy requirements as they relate to eligible income and rent requirements for units developed under these programs. In conformance with State Density Bonus Law, these programs establish provisions by which densities may exceed those set by the City General Plan or further described in a specific plan if the

developer reserves some or all of the proposed units for various periods of time for low-income families, seniors, and households with disabled persons.

Balanced Communities Policy: The Housing Element of the City’s General Plan (2013-2020) establishes goals and policies for the City to address a number of important housing related issues. One of the focus areas is to ensure the city supports varied housing opportunities for the diverse needs of residents including the establishment of permanent affordable housing opportunities for low- and moderate-income households. Adopted in 1981, the Balanced Communities Policy (“Policy”) was established to increase the diversity of housing prices/rents throughout the Chula Vista community and ensure that the range of prices/rents continues over time. The Policy requires certain residential development of 50 units or more to provide 10% of the total number of dwelling units as affordable to low (5%) and moderate (5%) income households.

Conventional Lending Industry: Banks have participated in providing conventional loans for development of affordable rental units. The banking industry is also active in providing first-time homebuyer assistance in conjunction with State and federal programs.

Local Initiatives Support Corporation (LISC): LISC helps resident-led, community-based development organizations transform distressed communities and neighborhoods into healthy ones. By providing capital, technical expertise, training and information, LISC supports the development of local leadership and the creation of affordable housing, commercial, industrial and community facilities, businesses and jobs.

Federal Home Loan Bank Community Investment Fund: Grants and loans are made through the Federal Home Loan Bank System, with more than 200 member savings and loan associations. Loans are made through member banks to sponsors of affordable housing and other community revitalization and development activities.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Discussion

The City as Successor Housing Agency to the former Redevelopment Agency (RDA), has a number of vacant properties that may be used to support additional affordable housing projects over the next five to ten years. These properties must be used to further the goal of the City in the development of additional affordable housing units.

In addition, the City’s Housing Authority, acting as the Successor Housing Agency to the former Redevelopment Agency (RDA), oversees all housing assets and functions acquired or assisted with Low and Moderate Income Housing Funds in February 2012. Although no new Low and Moderate Income funds will be available, the Chula Vista Housing Authority has accepted the responsibility for the physical housing assets and loan portfolio which may continue to generate income as loans are repaid. The Chula Vista Housing Authority will have the responsibility for determining the direction and focus of any income generated from original Low and Moderate Income Housing Funds. These funds may be used to purchase property to meet the goals and objectives included in this Plan.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Chula Vista	Local Government	Oversight and Administration of CDBG, HOME and ESG funds. These funds serve low and moderate income persons/households with an array of services. Services/Programs/Projects include the following: Decent Housing, Economic Development, Public Infrastructure Improvements, Public Facility Improvements, Public Services	Jurisdiction
County of San Diego	Local Government/PHA	HOPWA Section 8 Public Housing	Region
Regional Continuum of Care Council (RCCC)	Community Collaboration	Homelessness	Region

ASSESS OF STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM

Housing, supportive services, and community development activities for residents in Chula Vista are delivered by a public agencies, non-profit organizations, private entities, and churches. The City has identified the following gaps and strengths in the delivery system.

GAPS:

- Continued high cost of living in the City of Chula Vista and the San Diego County region.
- Wages throughout the region do not correspond to high cost of living, especially for low-to moderate-income families.
- Structural issues with the State of California budgeting process which lead to fiscal instability and reduced funding for public services.
- Continued financial difficulties for the State's education system.
- Fragmentation of certain programs serving special needs populations; there is a lack of resources to form a comprehensive approach to care.
- Drastically limited amount of funds available from federal and state agencies for social services, health services, community development and rental assistance programs.
- The State of California's elimination of the City's Redevelopment Agency. This has seriously impaired the City's ability to partner with the private sector to leverage government funds for development projects that serve as an economic boost to the City as well as providing a safe and affordable housing for Chula Vista residents.

STRENGTHS:

- The City's cultural and philosophical commitment to the provision of affordable housing for low and moderate-income residents of Chula Vista through its Balanced Communities Policy.
- The City's cultural and philosophical commitment to creating more than a suitable quality of life for all of the residents of Chula Vista.
- The City continues to seek large retail lenders offering conventional interest rate mortgage loans to assist First-Time Homebuyers.
- The City has developed positive working relationships with existing private and nonprofit affordable housing developers to enhance the production of affordable rental and for-sale housing projects in Chula Vista to mitigate the impact of the current economy and high cost of living in Chula Vista.
- The City may still be able to provide gap financing to assist affordable housing developers in the production of affordable housing. Currently, the City (the second largest City in the County) has one of the highest number of affordable housing units in the county. These units were created using the City's Balanced Communities Policy, use of former Redevelopment funds, and use of the City's HUD, NSP, HOME and CDBG funds.
- City of Chula Vista continues to be an active participant in regional and sub-regional planning projects for economic development, housing, and transportation. We collaborate with the South Bay Homeless Advocacy Coalition, San Diego Regional Continuum of Care Council (RCCC), San Diego Association of Government's (SANDAG's) Regional Planning Technical Group, San Diego Regional Alliance for Fair Housing (SDAFFH), SANDAG's Regional Housing Working Group, SANDAG's Cities/Counties Transportation Advisory Committee (CTAC), South County Economic Development Council, Third Avenue Village Association, and the San Diego County's CDBG Coordinator's Group.
- The City continues to focus on development projects that serve as an economic boost to the City as well as providing a safe and affordable housing for Chula Vista residents.
- The City's most current, adopted Housing Element which identifies the housing needs of the City, serves as a planning tool, and establishes a multi-year action plan to meet these needs.
- The City has an Economic Development Department that supports the economic, educational, and cultural interests of the community and seeks to provide a link to the business community with educational, governmental, and non-profits organizations.

- The City is fortunate to have the Chula Vista Charitable Foundation whose mission is to provide funds for non-profit agencies that provide valuable services to the community.
- The City participates in the Regional CDBG Coordinator Group meetings with other entitlement jurisdictions in San Diego County, the San Diego Regional Fair Housing Alliance, Regional Continuum of Care Council, and the San Diego Housing Federation.
- The City participated the 2015-2019 Analysis of Impediments to Fair Housing Choice (AI).
- The City is able to leverage CDBG funds, awarded state grant funds, and local funds for the construction of much needed capital improvement projects.

AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

Homelessness Prevention Services	Available in the Community	Targeted Homeless to	Targeted to People with HIV*
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance			X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment	X		
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Foreclosure Prevention	X		

*HIV/AIDS services are provided by the County of San Diego and its contractors with funding through HOPWA and Ryan White.

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The City of Chula Vista participates in the regional approach to end chronic homelessness and homeless prevention efforts. This is accomplished through membership of the South Bay Homeless Advocacy Coalition and the Regional Continuum of Care Council (CoC). Both organizations include representation from the County of San Diego, the City of Chula Vista, the Chula Vista Elementary School District and various social service agencies. The City of Chula Vista will utilize Emergency Solutions Grant funds in accordance with guidelines established by the RCCC Steering Committee, as described below:

- Leverage existing resources to achieve the program's match and case management requirements;
- Coordinate across regional entitlement jurisdictions by utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations, including but not limited to veterans, families and other special needs populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction;
- Comply with new eligibility and verification requirements (HMIS, housing status, habitability standards, homeless definitions, etc.); and
- Allow each program to take responsibility for arranging intake, assessment, case management, reporting, and meeting public notice requirements.

While services are available to Chula Vista residents, the level of services available is not adequate to meet the needs. With an ESG Entitlement of \$153,270, and 15% public services cap of \$265,000, there is limited funding to deliver services to all of the groups listed above.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There is a variety of services for special needs populations and persons in experiencing homelessness in Chula Vista. However, major gaps in service delivery system exist:

- Inadequate funding to provide the level of services needed (ESG Entitlement of \$153,270, and 15% public services cap of \$265,000);
- Lack of coordination among regional efforts;
- Prioritizing which population groups to serve with limited resources; and
- Lack of sustainable funding sources

Strengths include working with the local Regional Continuum of Care to establish coordinated efforts to serve special needs populations and those experiencing homelessness. One of the models that is being used is the Housing First model, where homeless individuals who are high utilizers of public services are provided with housing along with extensive case management and health services. The services usually include mental health services.

In addition, the local groups such as Keys to Housing, and the San Diego Housing Federation policy group are just a few key organizations that are working with local governmental entities and non profits to map out how to best serve these population groups.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City continues to participate in regional planning groups and forums to foster collaboration with other agencies and organizations. Through collaboration, the City identifies common goals and strategies to avoid overlaps in services and programs and identify potential leveraging resources.

To help bridge the funding gap, the City allocates the maximum allowable 15 percent of the CDBG funds to support much needed services. In addition, the City proactively pursues funding at the local, State, and Federal funds to leverage CDBG and HOME funds. The extraordinary efforts the City undertook to achieve a Housing Element certification from the State Department of Housing and Community Development (HCD) were intended to maintain the City's eligibility for State housing funds.

SP-45 GOALS SUMMARY – 91.215(A)(4)

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding Source	Funding Amount	Goal Outcome Indicator
Public Infrastructure Needs & ADA Improvements	2015	2019	Infrastructure: Non-Housing Community Development	Income Qualifying Census Tracts	Creating Suitable Living Environments	CDBG	\$1,234,946	Improved Availability/ Accessibility
City Rehabilitation Loan Program	2015	2019	Low and Moderate Income Housing	City wide, priority to homes built prior to 1985	Creating Suitable Living Environments	CDBG	\$500,000	Improved Availability/ Accessibility
Section 108 Loan Repayment	2015	2019	Infrastructure	Castle Park (Southwest)	Creating Suitable Living Environment	CDBG	\$3,760,000	Improved Availability/ Accessibility
Housing Services	2015	2019	Affordable Housing	City-wide	Decent Housing	CDBG	\$250,000	Availability/ Accessibility
Public Services	2015	2019	Public Services	City-wide	Create Suitable Living Environment	CDBG	\$1,326,911	Availability/ Accessibility
Affordable Rental and Homeownership Opportunities	2015	2019	Low and Moderate Income Rental Housing/Homeownership	City/Wide	Decent Housing	HOME	\$2,573,249	Availability/ Accessibility
Affirmatively Fair Housing	2015	2019	Administration	City-wide	Creating Suitable Living Environments	CDBG	\$175,000	Availability/ Accessibility
Homeless Services	2015	2019	Public Services	Citywide	Creating Suitable Living Environments	ESG	\$708,874	Availability/ Accessibility

GOAL DESCRIPTIONS

The loss of the City of Chula Vista RDA has significantly impaired the production of affordable housing in the City of Chula Vista. The City plans to use CDBG funds for public infrastructure needs in the City's CDBG income qualifying census tracts and to mitigate architectural barriers at City facilities/infrastructure for persons with disabilities. The City will seek gap financing funding to continue to assist in the creation of affordable rental and homeowner housing. The City will also continue to collaborate with the San Diego Regional Alliance for Fair Housing (SDRAAFH) to achieve the goal of equal housing for all. During this ConPlan period, the City will continue to fund the Regional Task Force on the Homeless as the Continuum of Care Council approved HMIS provide for the local CoC.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The number of units and the targeted type of household planned for this ConPlan period are as follows:

- Provide rehabilitation assistance to 15 single family homes and 40 mobilehome units;
- Provide first time homebuyer assistance to 20 households; and
- Expand the City's affordable housing inventory by 200 units through construction or acquisition with or without rehabilitation
- Provide Tenant Based Rental Assistance to 20 households

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement (VCA))

The Housing Authority of the County of San Diego is the lead agency responsible for the public housing units in the City of Chula Vista. The HACSD is not under a VCA.

Activities to Increase Resident Involvements

The Housing Authority of the County of San Diego (HACSD) is the lead agency responsible for the public housing units in the City of Chula Vista.

As outlined in the HACSD 2015-19 PHA Plan, FY 2014-15 update, in order to encourage and increase public housing resident involvement, the HACSD continues to offer scholarships to public housing residents who are attending two- or four-year colleges or vocational training. For the 2013-14 school year, 11 students were awarded a total of \$3,500 in scholarships. In the past five years, the scholarship program has awarded over \$25,000 to 38 students.

In order to stimulate public housing resident interest and involvement, the HACSD produces monthly public housing resident newsletters. The newsletters publicize important information of interest to the residents, such as ROSS grant programs, activities and achievements.

In FY 2012-13, the HACSD was awarded a \$243,000 ROSS Service Coordinator grant. The grant funds a service coordinator to coordinate supportive services and other activities designed to help and encourage the involvement of public housing residents in attaining economic and housing self-

sufficiency. The coordinator provides services to residents of the HACSD's 117 rent-restricted public housing units. Services provided, thus far, include assistance in establishing a food delivery program to the senior/disabled complex, disaster preparedness plans, vials of life to record pertinent medical information, resume' building workshops, access to career fairs, community resource guides, resources to provide low cost eyeglasses and assistance with the disability benefits application process. Services were provided to 126 residents in FY 2013-14.

As discussed in the PHA plan, public housing residents are encouraged to join the RAB, which meets several times a year. In FY 2013-14, 14 public housing and/or HCV program participants attended the October 2013 RAB meeting and nine attended the December 2013 meeting. In FY 2014-15, according to the draft 2015 PHA Plan annual update, RAB meetings were held in October and December 2014 with a combined total of 39 attendees. RAB meeting topics included the public housing scholarship program, the public housing budget, 2015 Consolidated Plan overview, fair housing, security deposit and homeless assistance, communication barriers for those with limited English proficiency, family self-sufficiency, the ROSS grant, efforts to end homelessness, and the new on-line application portal.

Annually, residents are encouraged to attend a Capital Funding and Resident Services meeting. The November 2013 meeting discussed the many services available to residents including: transportation to medical appointments and stores, transportation to domestic violence groups, senior/disabled transportation to special events on weekends, emergency food assistance, employment services, fair housing services, clothing assistance as well as many other services. The residents were informed about proposed capital improvement activities, educated on the benefits of the joining the ROSS program, asked for input on needed capital improvements, and encouraged to conserve water and make energy efficiency a priority. In November 2014, according to the draft 2015 PHA Plan, discussion topics included the public housing Real Estate Assessment Center (REAC) score of 96 percent, coordinating community services to provide residents with needed resources, the needs of residents, and the monthly newsletter.

Is the public housing agency designated as troubled under 24 CFR part 902?

The City of Chula Vista does not operate its own public housing agency. The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency. HACSD is not designated as a troubled agency.

Plan to remove the 'troubled' designation:

Not applicable.

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

LACK OF AFFORDABLE HOUSING FUNDS

With the dissolution of redevelopment in California, the City of Chula Vista has lost its most powerful tool and funding mechanism to provide affordable housing in the community. Funding at the State and Federal levels has also continued to experience significant cuts. With reduced funding and increased housing costs, the City faces significant challenges in providing affordable and decent housing opportunities for its lower and moderate income residents, especially with extremely low incomes.

LAND USE CONTROLS

Land use controls take a number of forms that affect the development of residential units. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), development fees and local growth management programs.

PARKING REQUIREMENTS

Parking requirements do not stain the development of housing directly. However, the costs of parking may increase total development costs.

STATE PREVAILING WAGE REQUIREMENTS

The State Department of Industrial Relations (DIR) expanded the types of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates of public works contracts over 1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole in part out of public funds. Prevailing wage adds to the overall costs of development.

ENVIRONMENTAL PROTECTION

State law (Construction Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act), regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from environmental review process are also added to the cost of housing.

DAVIS-BACON PREVAILING WAGES

A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family rehabilitation project over eight units using CDBG funds and applies to HOME funded projects requiring more than 11 HOME units to be restricted units (based on the City's investment). The prevailing wage requirements are usually higher than competitive wages, raising the costs of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance. These requirements often restrict participation by small minority contractors.

PLANNING AND DEVELOPMENT FEES

Development fees and taxes charged by local governments also contribute to the costs of housing. Building, zoning, and site improvement fees can significantly add to the costs of construction and have a negative effect on the production of affordable housing. In addition, developers are required to pay local impact fees to local school districts. The City of Chula Vista fees to offset the costs associated with permit processing. When compared to other agencies in the region, Chula Vista permitting processing costs may affect overall development budgets.

PERMIT AND PROCESSING PROCEDURES

The processing time required to obtain approval of development plans is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. Compared to other California cities, the City of Chula Vista processed entitlements and permits quickly and offers affordable housing developers the opportunity to participate in the City's expedite permit process.

PUBLIC OPPOSITION TO AFFORDABLE HOUSING

Not-in-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities. Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing but ultimately with a proposed project being denied during the public hearing process due to public opposition.

INFRASTRUCTURE CONSTRAINTS

Chula Vista strives to maintain existing infrastructure and meet the future demands. Challenges posed by new development including extending service to unserved areas, keeping pace with construction, and adjusting for changes in designated density. Challenges posed by density increases in older parts of the City including repairing existing deficiencies and maintaining and possible upsizing older infrastructure.

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

The City of Chula Vista works to remove barriers to affordable housing and the financial impact efforts to protect the health and safety of its residents by taking actions to reduce costs or providing off-setting financing incentives to assist in the production of safe, high quality, affordable housing. To mitigate the impacts of these barriers the City may:

- Apply for State and federal funding to gap finance affordable housing production and rehabilitation of existing affordable housing stock.
- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable. Also, send staff to CEQA and NEPA trainings as needed to gain expertise in the preparation of environmental review documents.
- Continue to improve the permit processing and planning approval processes to minimize delay in housing development in general and affordable housing development in particular.

- Continue providing rehabilitation assistance and homeownership assistance, and to assist in the construction and preservation of affordable housing.
- Encourage public participation when a proposed project is being considered for approval.
- Implement policies and strategies identified in the 2013-2020 Housing Element.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will utilize Emergency Solutions Grant funds in accordance with the guidelines established by the RCCC Steering Committee to assist homeless persons, including those accessing emergency and transitional housing detailed below:

- Leverage existing resources to achieve the program’s match and case management requirements;
- Coordinate across regional entitlement jurisdictions by utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations, including but not limited to veterans, families and other special needs populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction;
- Comply with new eligibility and verification requirements (HMIS, housing status, habitability standards, homeless definitions, etc.); and
- Allow each program to take responsibility for arranging intake, assessment, case management, reporting, and meeting public notice requirements.

While services are available to Chula Vista residents, the level of services available is not adequate to meet the needs. With an ESG Entitlement of \$153,270, and 15% public services cap of \$265,000, there is limited funding to deliver services to all of the groups listed above. For homeless services, each Subrecipient Agreement includes goals and objectives to ensure that clients make the transition from being homeless to having a permanent residence. The two social service providers that serve these populations in Chula Vista are South Bay Community Services and Interfaith Shelter Network. The Chula Vista Police Department also provides some level of services to residents who are being discharged from local jail facilities.

The South Bay Homeless Advocacy Coalition and the City of Chula Vista may continue to support the Project Homeless Connect in the South San Diego region. The one-day event created a one-stop shop for homeless individuals and families to access valuable resources such as social service benefits, medical attention, showers, haircuts, flu shots and spiritual guidance. Hygiene packs, socks, t-shirts, undergarments and sweatshirts and food was provided for them to take. In 2014/2015, a total of **100** persons were assisted with one or more of the services provided. The services were a result of over 100 volunteers from the community, including local government agencies, social service agencies and resident volunteers. We expect to continue to provide this service to connect homeless individuals with services during the 2015-2019 Consolidated Plan and in this one year 2015-2016 Annual Action Plan.

Additionally, the South Bay Homeless Advocacy Coalition developed the Resource Pocket Guide, which contains a list of all services available including medical food services and shelter.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

FOSTER CARE

The County of San Diego's Foster Care System discharge planning protocol is in development and includes the following information and/or steps:

- Written information about the youth's dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court;
- Anticipated termination date of court jurisdiction;
- Health plans (if not already covered by Medi-Cal);
- Legal document portfolio that includes: Social Security Card, Certified Birth Certificate, Driver's License and/or DMV identification card, copies of parent(s) death certificate(s), and proof of citizenship/residence status;
- Housing plans including referral to transitional housing or assistance in securing other housing;
- Employment or other financial support plans; and,
- Educational/vocational plans including financial aid, where appropriate.

HEALTH CARE

The County of San Diego Health and Human Services Agency contracted with the Abaris Group (a trauma, emergency and medical services consultants group) to research the access to health, mental health and substance abuse services in six regions throughout the County. Included in the study was a special focus on the healthcare, mental health and substance abuse treatment needs of homeless persons. The final Healthcare Safety Net Study Core Report was released in September 2006, including recommendations for public policy administration.

In addition, the San Diego County Health and Human Services Agency's Departments of Mental Health, Environmental Health, Drug and Alcohol Services and Aging and Independence Services, in collaboration with private entities and the City of San Diego, organized in 2006 to improve the structural approach for prevention and response to the health care needs of homeless persons.

MENTAL HEALTH

The mental health care system in San Diego County has formalized plans and protocol for low income and no income individuals. At the present time, homeless persons are eligible for a series of services through referral on release from inpatient or emergency medical facilities. After release, access to service information remains available through the San Diego Center and the Network of Care Program.

Services include:

- Health Insurance Counseling and Advocacy Program (HICAP)
- NeedyMeds Program; and
- Mobile Units that provide access to care in remote locations.

The Network of Care Program offers specific information for homeless persons. The Center reduces barriers to care by providing information in seven languages. Resources are updated through the United Way 2-1-1 San Diego social service line to ensure regular updates.

Funding from the State of California Mental Health Services Act has enabled the County of San Diego to implement the approved plan and protocol for housing and services of homeless mentally ill persons, frequent users of emergency health care and persons with mental health issues exiting correctional facilities.

CORRECTIONS

Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego (SD) County Sheriff's Department. Services are summarized in the SD County Sheriff's Health & Mental Health Services Discharge Plan – form J266.

The SD County Sheriff's Department has designated staff positions as homeless liaisons, mental health specialists, and an American with Disabilities Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody.

The Mental health Psychiatric Security units of the jail (licensed by the State Department of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release. Please note that this section addresses local jails and not state or federal prisons.

SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Chula Vista has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The County of San Diego's lead-based paint hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management, and public education.

The overall lead poisoning program is administered through the County of San Diego, Department of Health Services (DHS). The City of Chula Vista also has in place a loan/grant program to assist

homeowners alleviate lead-based paint hazards through the Community Housing Improvement Program (CHIP); however, the City utilizes Community Development Block Grant funds for this purpose.

As part of the City's HOME-First-time Homebuyers Program, HOME-Tenant Based Rental Assistance Program, and CDBG-Residential Rehabilitation Program, lead-based paint hazard evaluation and remediation is incorporated into these programs as follows:

Owners are provided with information regarding: 1) Sources of LBP, 2) Hazards and Symptoms, 3) Blood Lead Level Screening, 4) Precautions, 5) Maintenance and Treatment of LBP Hazards, 6) Tenant and Homebuyer responsibilities prior to rehabilitation loan/grant approval, the homeowner read and sign a copy of information received. In addition, the City's Building and Safety Department, City of Chula Vista Housing staff or the City's First Time Homebuyer administrator checks for signs of LBP for properties being assisted, and abatement should occur based on federal guidelines pertaining to the amount of assistance given.

The City will also pursue a Lead Hazard Protection grant funds that are available. The Environmental Health Coalition is supportive of the City's interest in obtaining grant funds.

How are the actions listed above related to the extent of lead poisoning and hazards?

Please see description above.

How are the actions listed above integrated into housing policies and procedures?

CDBG and HOME programs require compliance with all of HUD's regulations concerning lead-based paint. All housing programs operated by the City are in compliance with HUD's most recent standards regarding lead-based paint. The City's homeowner rehabilitation loan program meets the federal requirements for providing lead-based paint information with each rehabilitation loan and requiring paint testing of disturbed surfaces for lead in all single family homes constructed before 1978. If a home was found to have lead-based paint, the cost of lead-based paint removal is an eligible activity under the homeowner rehabilitation program. City building inspectors are alert to any housing units that apply for a permit for construction or remodeling, which may contain lead-based paint and other lead hazards. The County of San Diego's Childhood Lead Poisoning Prevention Program (CLPPP), a division of the San Diego Health and Human Services Agency provides outreach and education programs and case management services for San Diego County residents, including Chula Vista residents.

SP-70 ANTI-POVERTY STRATEGY – 91.215(J)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction's poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

ANTI-POVERTY STRATEGY:

It is the City of Chula Vista's goal is to utilize 100% of its entitlement grants to assist low/moderate income residents break the cycle of poverty through supporting social service programs. Many of the programs include multi-service programs to assist low income families back into the main stream. They include help with job readiness, educational training, counseling, child care, food clothing, housing assistance and a host of other service to help families and individuals escape the cycle of poverty.

Following is a sample of the organizations the City partnered with for the 2015/2016 program year:

- Chula Vista Community Collaborative to provide case management and referral services;
- Family Health Centers of San Diego to provide mobile medical services at various elementary schools located in low income census tracts;
- Interfaith Shelter Network to provide rotational shelter and case management during the cold winter months;
- Meals-on-Wheels to provide daily hot meal delivery to seniors in need;
- San Diego Food Bank which delivers weekly backpack with food to children who are at risk of experiencing hunger through the weekend.
- South Bay Community Services (SBCS) is made up of three distinct departments and has a staff of over 250 that serve more than 50,000 individuals and families annually in South San Diego County.

Approximately, 14.8% of Chula Vista residents live below the poverty level according to the U.S. Census data from 2008-2012. Unfortunately, solving the problem of poverty involves a number of economic, social, institutional and policy issues that are well beyond the City's jurisdiction. Promoting community development with the City's Capital Improvement Projects and increasing the amount of affordable housing available for households in the lowest income brackets (0-30% of Area Median Income) are the City's programs to help alleviate poverty. The City will continue to explore the possibility of funding economic development activities using CDBG funds. This may alleviate poverty in the city by providing microenterprise loans to businesses located in CDBG qualifying areas. Microenterprise loans can help alleviate poverty by introducing new opportunities to create work, income and assets for low income residents since these businesses will be located in a CDBG qualifying area and are typically owned by low-income entrepreneurs and employ low income residents of the neighborhood.

The City's antipoverty strategy of providing safe, affordable housing will assist in reducing the number of poverty level families in Chula Vista based on the following. By providing safe, affordable housing for those on a limited income, those families will be able to live in an environment where no more than 30% of their limited income is spent on housing. In addition, the City requires that affordable housing developments provide programs (e.g. after school, computer labs, budgeting and language classes) to assist residents in excelling in both school and the work environment. These affordable housing developments thus assist families in moving up the economic ladder by providing the tools that add in their success.

SP-80 MONITORING – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

MONITORING PUBLIC SERVICES ACTIVITIES (INCLUDING EMERGENCY SOLUTIONS GRANT):

Monitoring for the City of Chula Vista is directed toward programmatic, financial and regulatory performance. The primary objects are to ensure that all sub-recipients:

- Comply with pertinent regulations governing their administrative, financial, programmatic operations;

- Achieve their performance objectives within schedule and budget; and,
- Access capabilities and/or any potential needs for training or technical assistance in these areas.

Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. As such, the City of Chula Vista monitors and evaluates its sub-recipients, and CBDO's as part of the pre-award assessment. Evaluation of the nature of the activity, proposed plan for carrying out the activity, the organization's capacity to do the work, and the possibility of potential conflicts of interest are within the pre-award assessment.

After awards have been made Quarterly Progress reports are required of each sub-recipient, which must be current prior to approval of any request for reimbursement of expenditures. In addition to the Quarterly Progress reports, annual monitoring is conducted to ensure compliance with federal regulations. Agreements made with sub-recipients encourage uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided throughout the year, in addition to the City's annual Subrecipient training for new applicants. Subrecipients are monitored annually, with an onsite visit every other year and a desk audit annually, at a minimum.

MONITORING CAPITAL IMPROVEMENT PROJECTS (CDBG):

During FY 2015-2016, the City of Chula Vista holds quarterly meeting with internal staff to ensure CDBG Program requirements are being met including program performance, monitoring, program income tracking, and to meet the CDBG 70% annual benefit test and expenditure standard by the deadline of April 30, 2014. The CDBG regulations require that at least 70% of annual expenditures benefit lower-income people. City Internal projects are monitoring by program staff.

MONITORING AFFORDABLE HOUSING PROJECTS& PROGRAMS (ACQUISITION, ACQUISITION REHABILITATION, REHABILITATION, NEW CONSTRUCTION, TENANT BASED RENTAL ASSISTANCE):

For the City's affordable housing projects, the City conducts regular ongoing site visits as well as an annual occupancy monitoring program of the government-funded programs to ensure compliance with program goals and applicable regulatory agreements. Property inspections are required and conducted as prescribed by HUD. Properties are closely monitored beginning at the time funds are committed to the completion of construction or rehabilitation, with monitoring that will follow in subsequent years. The Development Services Housing Division and Code Enforcement Division maintains an affordable housing inspection program that ensures that a representative percentage of our deed-restricted affordable units are inspected along with the common areas of the affordable housing communities.

Owner Occupied Rehabilitation Loans and First Time Homebuyer Program are monitored for continued occupancy by occupancy certification mailed to each borrower and the use of computer matching records such as Property Tax rolls, Homeowner exemption filing, and Property Insurance verification.

MINORITY BUSINESS OUTREACH

By policy, the City prohibits discrimination against any person in pursuit of business opportunities on the basis of race, color, national origin, religion, sex, age, disability or veteran status. It is also City policy to provide minorities, women, and small businesses equal opportunity for participating in all aspects of the City's contracting and procurement programs, including but not limited to construction, development

projects, procurement, professional services and lease agreements. In support of this, the City includes equal opportunity language in its requests for contracting opportunities.

Additionally, Development Services will carry out the following activities to ensure the inclusion, to the maximum extent possible, of minorities and women in all contracting activities entered into by the City to facilitate the provision of affordable housing under the National Affordable Housing Act or any other applicable federal housing law:

- Maintenance of a bid registry which includes minority- and woman-owned business enterprises (M/WBE) participating in the housing rehabilitation program.
- Property owners are encouraged to select a contractor on their own and obtain bids for the rehabilitation work from contractors on the City's bid solicitation list. City encourages M/WBE to apply to be on the City's contractor list.
- All general contractors are encouraged to utilize M/WBE subcontracts and to take affirmative steps to do so. Provisions describing appropriate actions are made a part of each construction agreement.
- The City continually seeks to increase the total number of qualified M/WBEs on the bid solicitation list.
- Development Services department provides informational materials in bid packages about housing and development related contracting opportunities for M/WBEs.
- The City will place a notice in the Star News describing the availability of contracting opportunities, as needed, to encourage contracting opportunities/ for M/WBEs.
- Notices of announcements for HOME and other housing related activities will be sent to appropriate community, trade, and nonprofit organizations throughout San Diego County when formal advertising is required.
- The City of Chula Vista Development Services Division will participate in and/or conduct M/WBEs business opportunity-related meetings and seminars upon request.
- CDBG Coordinator will maintain HUD-2516 records and steps taken to implement outreach activities to minority-owned and female-owned businesses including data on racial/ethnic or gender character of each business entity receiving a contract or subcontract of \$10,000 or more paid, or to be paid, with CDBG or HOME funds; the amount of the contract or subcontract, and documentation of affirmative steps to assure that minority business and women's business enterprises have as equal opportunity to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction, and services.

The City of Chula Vista's goals for monitoring during this ConPlan period are to ensure that all grant-funded activities comply with federal, state and local regulations governing administrative and financial requirements, that, to the maximum extent feasible, performance outcomes are met within budget and on schedule; and to ensure that all City departments utilizing grant funds are advised of and in compliance with of all grant fund regulations.

City staff has attended CDBG training and HOME trainings to ensure long-term compliance with CDBG and HOME program requirements. Staff also attended a recent Environmental Review class in Los

Angeles offered by UCLA Extension. The City has approximately ten sub-recipients that receive CDBG funding, the City ensures that all aspects of projects funded using CDBG funds are in full compliance with HUD regulations.

Two Housing and Grants Coordinators are responsible for ensuring that CDBG, HOME, and ESG funds are being used appropriately and that all requirements have been met. The Development Services- Housing Manager is responsible for the general supervision of staff responsible for the administration of the CDBG, HOME, and ESG program. The City will continue to conduct on-site audits of its sub-recipients to ensure compliance with all regulations established by HUD.

CITY OF CHULA VISTA

FIRST YEAR ANNUAL ACTION PLAN

FY 2015/16

AP-05 EXECUTIVE SUMMARY 24 CFR 91.200(C), 91.220(B)

Introduction:

The City Chula Vista 2015-2019 Consolidated Plan outlines the community's strategies for meeting its identified housing and community development needs, developed through a citizen participation process. The five-year Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies. An Annual Action Plan implements the strategies and provides a basis for allocating Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), and Emergency Solutions Grant (ESG) resources. This document represents the City of Chula Vista's program year 2015-16 CDBG Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the first year of the five-year Consolidated Plan.

Summarize the objectives and outcomes identified in the Plan

During the formulation of the Consolidated Plan, the City of Chula Vista conducted a needs assessment and market analysis to inform the process on the community's needs. Community input obtained through public hearings, public meetings and consultation with local stakeholders helped establish Chula Vista's priority needs and develop long-term goals and strategies. Through the process, an overall focus for CDBG activities will be assistance to the most vulnerable population, households with incomes below 50% of median income and persons with disabilities. The following goals for the first year of the Consolidated Plan

CATEGORY	PRIORITY	ACTIVITY TYPE
Housing Priorities	1. Production	<ul style="list-style-type: none">• New construction of rental housing,• Acquisition and rehabilitation for rental housing
	2. Affordable Housing Program	<ul style="list-style-type: none">• First-time homebuyer programs• Tenant-based rental assistance
Community Development Priorities	1. Public Services	<ul style="list-style-type: none">• Special needs/disabled• Youth• Elderly• Homeless
	2. Infrastructure Improvements	<ul style="list-style-type: none">• ADA improvements• New streets/sidewalks• Section 108 loan payments
	3. Public Facility Improvements	<ul style="list-style-type: none">• Park and recreational facilities• Neighborhood facilities• Fire stations

Evaluation of past performance

Each program year of the Consolidated Plan period, the City must submit to HUD, a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress towards the priorities, goals and objectives outlined in the Consolidated Plan. HUD conducts an annual program assessment and provides feedback on the City's use of CDBG, HOME and ESG funds. For Program Years 2010, 2011, 2012 and 2013 HUD has determined that the overall performance of the City's CDBG program was satisfactory. HUD stated, "the City has addressed most strategic program goals and objectives which give context and meaning to annual and cumulative accomplishments. All major program requirements are in compliance with regulatory requirements.

The City has consistently complied with the CDBG regulation regarding timeliness. 24 CFR 570.902 (a) states, a grantee may not have more than 1.5 times the entitlement grant amount for the current year remaining undisbursed from the U.S. Treasury 60 days prior to the end of the grantee's current program year.

Summary of Citizen Participation Process and consultation process

During the consolidated planning process, the City implemented a process for obtaining input from citizens through public hearings, public meetings, and an on-line survey to identify the needs and long-term goals and strategies for use of the federal funds. In drafting 2015/16 Annual Action Plan, contact was made with representatives of local social service agencies which serve LMI clients to see what types of activities they considered a priority for the community they served.

In addition, an advertisement was placed in the local newspaper of general circulation which solicited proposals for 2015/16 CDBG, HOME and ESG projects. Once activities were selected for programming, another advertisement was published to announce the public hearing date and solicited comments during the 30-day public comment period on the proposed projects to be funded. A public hearing was held before the Chula Vista City Council at its regularly televised meeting on April 21, 2015, and public comment on the plan was again invited.

Summary of public comments

No comments were received at the public hearing or during the 30-day comment period.

Summary of comments or views not accepted and the reasons for not accepting them.

Not applicable.

PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B):

AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name/Title/Contact Information	Department/Agency
Grant Administrator	Angelica Davis, Project Coordinator (619) 691-5036 adavis@chulavistaca.gov	Development Services Department – Housing Division
Grant Administrator	Jose Dorado, Project Coordinator (619) 476-5375 jdorado@chulavistaca.gov	Development Services Department – Housing Division

Narrative

The City has established the Development Services Department Housing Division (DSD-Housing) as the primary entity responsible for administering the City's HUD federal grant programs (CDBG, HOME, ESG). DSD-Housing coordinates the planning process, works closely with agencies and nonprofit organizations on both planning and implementation, manages the CDBG, HOME and ESG programs and resources to assure that HUD requirements are met, evaluates project progress and reports on performance to the City Council and HUD. A wide range of local housing and services providers partner with the City to carry out activities identified in the Annual Action Plan.

Consolidated Plan Public Contact Information

The primary contacts for the CDBG, HOME and ESG programs and the consolidated planning process are identified in Table 1 above.

AP-10 CONSULTATION – 91.100, 91.200(B), 91.215(L)***Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))***

In the process of developing the 2015-2019 Consolidated Plan, the City consulted with community members and representatives from a number of local organizations providing housing and services to low and moderate income households. In addition to public meetings, a survey containing the City's funding goals and objectives was distributed. Many of the social service providers noted a continued need for funding sources for additional social services and public service programs; however, no more than 15% of a CDBG award may be used for funding public services.

Throughout the year, Chula Vista staff meets with other representatives of various non-profit, public, and private agencies that serve the needs of the homeless, persons at risk of homelessness, persons with mental health conditions, the disabled, and other low- to moderate-income persons.

Table 2 – Agencies, groups, organizations who participated

<i>Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities</i>		
1	Agency/Group/Organization	South Bay Community Services
	Organization Type	<ul style="list-style-type: none"> • Services-Children • Services-Elderly Persons • Services-homeless • Services-Health • Services-Education • Services-Employment
	Section of Plan Addressed	<ul style="list-style-type: none"> • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Non-Homeless Special Needs
	How Consulted/Anticipated Outcomes/ Areas of Improved Coordination	The City partners with this organization to provide services to the most vulnerable of our community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.
2	Agency/Group/Organization	Chula Vista Community Collaborative
	Organization Type	<ul style="list-style-type: none"> • Services-Children • Services-homeless
	Section of Plan Addressed	<ul style="list-style-type: none"> • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Non-Homeless Special Needs
	How Consulted/Anticipated Outcomes/ Areas of Improved Coordination	The City partners with this organization to provide services to the most vulnerable of our community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.
3	Agency/Group/Organization	Family Health Centers of San Diego
	Organization Type	<ul style="list-style-type: none"> • Services - Health
	Section of Plan Addressed	<ul style="list-style-type: none"> • Homeless Needs – Families with children • Non-Homeless Special Needs
	How Consulted/Anticipated Outcomes/ Areas of Improved Coordination	The City partners with this organization to provide services to the most vulnerable of our community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.

4	Agency/Group/Organization	Meals-on-Wheels
	Organization Type	<ul style="list-style-type: none"> Services - Elderly
	Section of Plan Addressed	<ul style="list-style-type: none"> Non-Homeless Special Needs
	How Consulted/Anticipated Outcomes/ Areas of Improved Coordination	The City partners with this organization to provide services to the most vulnerable of our community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.

Identify any Agency Types not consulted and provide rationale for not consulting.

Not applicable. No major agencies involved in housing or community development were intentionally excluded from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		<ul style="list-style-type: none"> Increase progress towards ending chronic homelessness-Increase housing stability Increase project participants income- Increase number of participants receiving main stream benefits-Rapid rehousing

AP-12 PARTICIPATION – 91.105, 91.200(C)

Summary of citizen participation process/Efforts made to broaden citizen participation

Information regarding the CDBG, HOME and ESG programs, applications for funding, resources, and local program contact information were all posted on the City website. A notice of funding availability was published in English and in Spanish. The advertisement explained the goals of CDBG funding as outlined in the Consolidated Plan and provided information on how to apply for the grant funds.

A second newspaper advertisement was published May 10, 2015, notifying the community that the draft 2015/16 Annual Action Plan containing the proposed activities for the program year, announcing the public hearing date, the 30-day public comment period, and contact information to obtain copies of the draft Action Plan. The Action Plan draft was placed on the City website inviting public comment during the 30-day review period.

A public hearing was held at the regularly scheduled Chula Vista Council meeting on April 21, 2015. Citizen comments on the plan were invited. No comments were received at the public hearing or within the 30-day public comment period.

Citizen Participation Outreach

Table 4: Citizen Participation Outreach

Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Comments received	Comments not accepted	URL (If applicable)
1	Newspaper Ad in English	Non-targeted/ Broad Community	Notice of the November Public Hearing to solicit input on the City's housing and community development needs.	None	Not applicable.	Not applicable.
2	Newspaper Ad in Spanish	Spanish-speaking Community	Notice of the November Public Hearing to solicit input on the City's housing and community development needs	None	Not applicable.	Not applicable.
3	Public Hearing	Non-targeted/ Broad Community	Public Hearing conducted	None	Not applicable. No comments rejected.	Not applicable.
4	Social Media Outlets	Non-targeted/ Broad Community	Facebook, Nixel, Twitter announcing funding availability and request for public participation	None.		
5	On-line Survey	Non-targeted/ Broad Community	365 on-line surveys	Included as Exhibit XX	Not applicable. No comments rejected.	https://www.surveymonkey.com/r/ConPlanConsult
6	Public Meeting					
7	Newspaper Ad in English					
8	Newspaper Ad in Spanish	Spanish-speaking Community				
9.	Public Hearing					

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction

The City of Chula Vista is a CDBG, HOME, and ESG Entitlement jurisdiction and anticipates receiving \$1,769,214 in CDBG funds, \$571,837 in HOME funds, and \$153,270 in ESG funds for FY2015. The City of Chula Vista does not receive Housing Opportunities for Persons with AIDS (HOPWA) programs. Please refer to the County of San Diego (www.sdhcd.com) and City of San Diego (www.sandiego.gov) Annual Action Plans for more details on the goals and distribution of HOPWA funds.

In recent years, the levels of CDBG, HOME, and ESG funds for Chula Vista have been primarily trending downward. In estimating the amounts of funding available over this Consolidated Plan period, the City is taking a conservative approach to assume an annual five percent reduction.

In terms of program income, the City does not anticipate a steady stream of program income over the course of this Consolidated Plan. During the last five years, the level of program income received varied widely from \$50 to \$25,000. Program income received from the repayment of Rehabilitation loans (CDBG and HOME), First Time Homebuyer loan, and residual receipt payments will be automatically be re-programmed for loan activities in those same or similar programs from which the funds were originally provided to the extent possible. If additional program income funds are received that are not automatically re-programmed, specific projects will be identified during the mid-year re-allocation process or Annual Action Plan.

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan\$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	<ul style="list-style-type: none"> • Housing Services Public Improvements • Public Facilities • ADA Improvements • Program Administration • Fair Housing Services • Fair Housing Testing • Public Services- Non-profit Organizations that serve low and moderate income persons • Homeowner Rehabilitation • Homebuyer Assistance • Community Policing • Economic Development 	\$1,769,214	TBD	\$0	\$1,769,214	TBD	The City anticipates a five to ten percent reduction in CDBG funding during this ConPlan period.
HOME	Federal	<ul style="list-style-type: none"> • Administration • Acquisition • Rehabilitation • Homebuyer Assistance • New Construction of Multi-family • Tenant Based Rental Assistance 	\$571,833	\$0	\$0	\$571,833		The City anticipates a 5-10% reduction in HOME funding during this ConPlan period.
ESG	Federal	<ul style="list-style-type: none"> • Administration *HMIS • Shelter *Rapid Re-Housing • Shelter Outreach *Homeless Prevention 	\$153,270	\$0	\$0	\$153,270		
HCD Parks Related Grant	State	*Park Improvements	\$900,000 (approx.)	\$0	\$0	\$900,000 (approx.)		
CalHOME	State	<ul style="list-style-type: none"> • First Time Homebuyer Program 	\$1,000,000	\$0	\$0	\$1,000,000	\$1,000,000	CalHome provides downpayment and closing costs assistance to First Time Homebuyers earning less than 80% of the Area Median Income.

Discussion

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To address the priority needs and specific objectives in the 2015-2019ConPlan, the non-profit, for profit and non-profit developers, or residents may apply for and receive the following federal and state funds:

- Section 8 Housing Choice Voucher Program
- Low Income Housing Tax Credits
- Community Development Block Grant funds
- Emergency Solutions Grant Funds (Federal and State)
- Home Investment Partnership Act funds
- Public Housing Assistance
- McKinney-Vento funds
- Private funds

As of February 2015, 3,224 households are currently being assisted with Section 8 funds. The City does not receive a direct allocation of McKinney-Vento Act funds. However, South Bay Community Services currently receives these funds to assist Chula Vista residents with transitional housing.

The City of Chula Vista has relied heavily on the use of LIHTC to leverage funds from private developers to build affordable housing in the City. Since 1993, the City has 18 properties that were awarded LIHTC for a total production of 1,846 low-income units. In 2014, Lofts on Landis received 9% LIHTC. That project is under construction and scheduled to be completed in the Fall of 2015. The City will continue to support application to the California tax Credit Allocation Committee for projects that benefit Chula Vista residents.

HUD ID Number:	Project Name:	Project Address:	Project State:	Project ZIP Code:	Total Units:	Low-Income Units:	Inclusionary Housing (yes or no)	Redev. Project	HUD Project Vouchers
CAA1993195	PARK VILLAGE APARTMENTS	1246 3RD AVE	CA	91911	28	28	No	Yes	No
CAA1998105	CORDOVA VILLAGE	1280 E J ST	CA	91910	40	39	Yes	Yes	No
CAA1999575	TERESINA AT LOMAS VERDES	1250 SANTA CORA	CA	91913	91	88	Yes	Yes	No
CAA1999635	TROLLEY TERRACE	750 ADA ST	CA	91911	18	18	Yes	Yes	No
CAA2000535	ST REGIS PARK	1025 BROADWAY	CA	91911	119	118	No	Yes	No
CAA2000660	VILLA SERENA APARTMENTS	1201 MEDICAL	CA	91911	132	131	Yes	Yes	
CAA2003490	SOUTH BAY COMMUNITY VILLAS	1325 SANTA RITA E	CA	91913	271	269	Yes	Yes	No
CAA2005495	RANCHO BUENA VISTA APTS.	2155 CORTE VIS	CA	91915	150	149	Yes	Yes	No
CAA2005730	BRISA DEL MAR VILLAGE APTS.	1689 BROADWAY	CA	91911	106	105	Yes	Yes	No
CAA2007525	SENIORS ON BROADWAY	845 BROADWAY	CA	91911	42	41	No	Yes	No
CAA2008600	OXFORD TERRACE APARTMENTS	555 OXFORD ST	CA	91911	132	105	No	No	Yes
CAA2008805	LANDINGS	2122 BURDOCK WAY	CA	91915	92	91	No	Yes	No
CAA2009250	LOS VECINOS APARTMENTS	1501 BROADWAY	CA	91911	42	41	No	Yes	No
CAA2009615	PALOMAR APARTMENTS	171 PALOMAR ST	CA	91911	168	167	No	No	Yes
CAA2011235	LANDINGS PHASE 2	1764 JAVA WAY	CA	91915	143	141	Yes	Yes	No
CAA2012896	Congregational Tower	288 F St.	CA	91910	143	141	Yes	Yes	Yes
CAA2013182	Lofts On Landis	240 Landis	CA	91910	33	32	Yes	Yes	No
CAA2014854	Garden Villas	1260 Third Ave	CA	91911	100	99	No	No	Yes

In 2013, the U.S. Department of Housing and Urban Development updated the HOME Investment Partnerships Program (HOME) regulations. This may severely impact the ability to complete certain types of affordable housing development projects within the City of Chula Vista. The new funding regulations state that before the City can commit its HOME funds, the project Sponsor or Developer must obtain funding commitments from all of the other funding sources before the City is allowed to count those funding commitments in meet HUD's timeliness deadline.

The City of Chula Vista will continue to work with Sponsors and Developers to ensure that the City's ability to provide funding to support the development of affordable rental housing is not impacted by this new rule. The new rule does not affect the City's ability to fund smaller projects that do not rely on substantial private and State funding sources such as Low Income Housing Tax Credits and Tax Exempt Bond financing projects. The new rule does not impact the City's ability to fund a Tenant Based Rental Assistance Program.

The City of Chula Vista has successfully leveraged funds from federal, state, local and private resources to complete several Capital Improvement Projects (CIP) and affordable housing developments in the City's low income communities. The most recent CIP project with leveraged funds is Third Avenue Streetscape Project. The most recent affordable housing development with leveraged funds, Lofts on Landis, is scheduled to be completed in the Fall of 2015. This development used LIHTC, private financing to construct 33 affordable units.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City as Successor Housing Agency to the former Redevelopment Agency (RDA), has a number of vacant properties that may be used to support additional economic development activity within the City of Chula Vista. A developer may propose a mixed use project that includes an affordable housing project. However, at the time of this report, the City's Successor Agency (former Redevelopment Agency) is working on its Long Range Planning goals for the use of these properties. If the properties were purchased using Low and Moderate Income Housing funds and in control of the Chula Vista Housing Authority, acting as the Successor Housing Agency, then there is already a requirement that the resell of these properties must be used to further the goals of the City in the development of additional affordable housing units.

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Table 6: Goal Description

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2015	2019	Affordable Housing	City-wide	Conserve and improve existing affordable housing (preservation), Provide homeownership assistance, assist in the development of affordable housing	CDBG \$500,000 HOME \$2,500,000	Rental Units rehabilitated: 4 Household Homeowner Rehabilitation: 15 Direct financial assistance to First Time Homebuyers: 5 New Construction of Affordable Housing: 200 units
2	Promote Equal Opportunity	2015	2019	Fair Housing Services, Tenant Landlord Services, Affirmatively Fair Housing Choice	City wide	Promote Equal Housing Opportunity	\$175,000 (\$35,000 each year)	Availability of Service to all Chula Vista residents and landlords seeking services
3	Support Continuum of Care System for the Homeless	2015	2019	Homeless Services	City wide	Provide Needed Community Services and Supportive Services	CDBG: 15% public services cap which may fund Homeless Services ESG: \$750,000 (Annual Entitlement of \$150,000)	CDBG: Public Services activities that benefit Low/Moderate Income persons, ESG funds: Extremely Low Income Persons for Homeless Prevention and Rapid Re-Housing, Low Income for Emergency Shelter.
4	Provide Community and Supportive Services	2015	2019	Non-Homeless, Special Needs Populations, Senior Services, Non Housing Community Development	Citywide	Provide Needed Community Services and Supportive Services	CDBG	Public Services activities: Availability/Accessibility

4	Provide Community Facilities and Infrastructure	2015	2019	Non-Housing	Low Income Census Tracts (LMA) or projects serving Low Income Persons (LMC)	Provide funding for Facilities and Infrastructure		Availability/Accessibility
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The City has a detailed list of approved Capital Improvement Projects that demonstrate a general public need but, due to the loss of redevelopment, funding is scarce. Federal funds are used to serve the target community, meet the established goals for these funds, and to serve the greatest number of members of the community. The City will use its existing HOME Investment Partnership funds to provide First Time Homebuyer assistance, Acquisition and Rehabilitation of existing housing stock for affordable housing, preservation of affordable housing, and new construction of affordable housing.

For public services, the City utilizes CDBG funds. CDBG regulations, limit the amount the City can spend on public services and is capped at 15% of the City's annual entitlement (currently at \$255,000). The City provides funding to non-profit organizations that demonstrate an ability to provide needed services that directly benefit the residents of the Chula Vista. The use of the City of Chula Vista CDBG funds for public services enables non-profit organization and City Departments to leverage these funds with other funding sources for projects and activities that serve the greatest number of residents with the limited amount of funding.

AP-35 PROJECTS – 91.220(D)

Introduction

For FY 2015/16, the City will receive \$1,769,214 in CDBG entitlement funds and has \$193,726 in unencumbered funds from the prior year. If Congress readjusts the City's allocation, the percentage increase or decrease in funding will be allocated among the Annual Action Plan's Capital Improvement Project. The city will also receive \$571,833 in HOME funds and has prior year unencumbered funds of \$285,350, and \$153,270 in Emergency Solutions Grant funds.

Table 7a: CDBG Project information

Plan	CDBG Project Name
1	Chula Vista Housing - CDBG Administration and Planning
2	Chula Vista Housing - Fair Housing Services
3	Chula Vista Community Collaborative - Emergency and Basic Services
4	San Diego Food Bank - Food 4 Backpack Program
5	Meals on Wheels – Home Delivered Meals for Seniors
6	South Bay Community Services – Food Program
7	Interfaith Shelter Network – Rotational Shelter Network
8	Family Health Centers of San Diego – Mobile Medical Unit
9	South Bay Community Services – Family Violence Treatment Program
10	South Bay Community Service – At Risk and Homeless Youth Services
11	Chula Vista Recreation - Therapeutic Program
12	Chula Vista Recreation – Norman Park Senior Center Services
13	Chula Vista Public Works – Moss Street Sidewalks
14	Family Health Centers of San Diego – Rice Elementary Fire Hydrant
15	GRID Alternatives – Chula Vista Solar Affordable Homes Program
16	Chula Vista Housing – Housing Services
17	Chula Vista Housing – Section 108 Payment

Table 7B: HOME Project information

Plan Project #	HOME Project Name
18	Chula Vista Housing – HOME Administration and Planning

19	Chula Vista Housing – Production of Affordable Housing
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Table 7C: ESG Project information

Plan Project #	ESG Project Name
20	Chula Vista Housing – ESG Administration and Planning
21	South Bay Community Services – Casa Nueva Vida I
22	Chula Vista Housing – Rapid Re-Housing and HMIS

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City Council of Chula Vista approved the funding priorities for the FY 2015-2019 Five Year Consolidated Plan in November 2014, which forms the basis for establishing objectives and outcomes in the FY 2015-2016 Action Plan are as follows:

CDBG funded Public Services Activities

The funding methodology consists of a three-tier approach, classifying each of the activities in the following three categories for Public Services activities:

Tier I: Basic/Essential Needs (Food, Housing, Emergency Services)

Tier II: Special Needs (At-Risk Youth, Family Violence, Special Needs/Disabled)

Tier III: Other (Transportation Services, Case Management, Preventative Health Care Services, Crime Prevention (for non-at risk populations) Recreation (non-disabled, non-emergency services)

CDBG-Funded Capital Improvement Projects

The funding methodology consists of the following:

- Be shovel ready
- Project can be completed within 12 months
- Meet one of the three national objectives for the use of CDBG funding.
- There are no anticipated obstacles (i.e. environmental concerns, community opposition, funding gaps to complete the project.

Other Criteria:

Project should be listed in the Capital Improvement Budget approved by City Council and preferably on the City's Critical Needs List.

AP-38 PROJECTS SUMMARY PROJECT SUMMARY INFORMATION

Table 8: Projects Summary

1	Project Name	CDBG Administration
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Not Applicable
	Needs Addressed	Not Applicable
	Funding	\$ 357,588 in CDBG grant funds.
	Description	Planning and administration of the grant program.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds will be used for the staff costs associated with the management and administration of Chula Vista's CDBG program. This includes preparation of the required planning documents, regulatory compliance, contract oversight of the partnering agencies, environmental reviews and fiscal management.
2	Eligibility: Matrix Code and National Objective)	21A - General Program Administration - (570.206), Not applicable to planning activities.
	Project Name	Fair Housing Services
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Not Applicable
	Needs Addressed	Not Applicable
	Funding	\$ 35,000 in CDBG grant funds.
	Description	Provide fair housing services.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	Households

	Location Description	City Wide
	Planned Activities	Cities receiving CDBG funds have the obligation to affirmatively further fair housing by providing fair housing related services which include anti-housing discrimination and tenant-landlord education services to advise persons of their rights under the Fair Housing Act.
	Eligibility: Matrix Code and National Objective)	21D - Fair Housing Activities, National Objective code not applicable to planning activities.
3	Project Name	F.R.C. Emergency and Basic Services
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Services to low/moderate income persons.
	Funding	\$ 39,312 in CDBG grant funds.
	Description	Provide public service to low/moderate income persons.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	325 Youth
	Location Description	Beacon FRC (540 G Street), New Directions (915 Fourth Avenue), Fair Winds (1450 Loma Lane), Rayo de Esperanza (1671 Albany Avenue), Open Door (480 Palomar Street)
	Planned Activities	Low income and vulnerable families in Chula Vista will be provided emergency and basic needs services. Families in crisis or emergency situations will be provided with emergency food boxes, grocery store gift cards, clothing, uniforms, ancillary and transportation services as well as assessed for additional and ongoing services.
4	Eligibility: Matrix Code and National Objective)	General Public Services -[570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
	Project Name	Food 4 Kids Backpack Program
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Services to low/moderate income persons.
	Funding	\$ 15,000 in CDBG grant funds.
	Description	Provide public service to low/moderate income persons.

	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	100 Youth
	Location Description	Montoomery Elementary (1601 Fourth Avenue), Harborside Elementary (681 Naples St.), Lauderbach Elementary (390 Palomar)
	Planned Activities	The Food 4 Kids Backpack Program provides food to elementary school children who receive free/reduced price school meals during the week, but risk hunger during the weekends when school meals are unavailable.
	Eligibility: Matrix Code and National Objective)	05D - Youth Services [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
5	Project Name	Home Delivered Meals for Seniors
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Services to low/moderate income persons.
	Funding	\$ 12000 in CDBG grant funds.
	Description	provide public service to low/moderate income persons.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	200 Elderly
	Location Description	City Wide
	Planned Activities	Meals-on-Wheels prepares and delivers two fresh meals daily to homebound seniors living in Chula Vista as well as daily wellness checks, social interaction, social interaction, and referrals to other providers when necessary.
	Eligibility: Matrix Code and National Objective)	05A - Senior Services [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
6	Project Name	South Bay Food Program
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Services to low/moderate income persons.

	Funding	\$ 10000 in CDBG grant funds.
	Description	provide public service to low/moderate income persons.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	300 Youth
	Location Description	430 F Street, 707 F Street, 160 Quintard Street
	Planned Activities	The South Bay Food Program includes Thursday's Meals (weekly hot meals), a community food distribution (operating out of 707 F Street, Castle Park Middle School), and SBCS' in-house Emergency Food Program for homeless and needy Chula Vista families and residents in need of food services and support.
	Eligibility: Matrix Code and National Objective)	05W - Food Banks [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
7	Project Name	Rotational Shelter Network
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Services to low/moderate income persons.
	Funding	\$ 11000 in CDBG grant funds.
	Description	provide public service to low/moderate income persons.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	30 Homeless Individuals and Families
	Location Description	City Wide
	Planned Activities	The project will provide seasonal, night-time emergency shelter to homeless low-to-moderate income families and individuals and services to assist moving individuals and families towards transitional or permanent housing. Shelter guests are referred to sub-contracted social service agencies for intake, screening, and on-going case management.
	Eligibility: Matrix Code and National Objective)	05 - Public Services [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)

8	Project Name	KidCare Express Mobile Medical Unit
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Health services to low/moderate income persons.
	Funding	\$ 27,000 in CDBG grant funds.
	Description	provide public service to low/moderate income persons.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	4500 Low/Moderate Income Persons
	Location Description	Vista Square (540 G Street), Halecrest Elementary (475 E. J Street), Castle Park Elementary (25 Emerson St.)
	Planned Activities	The program provides high quality primary healthcare to low/moderate income persons including homeless individuals and families. The MMU is a licensed medical clinic that provides immunizations, illness management, and health screenings, thereby eliminating financial, cultural, linguistic and transportation barriers to preventative healthcare.
9	Eligibility: Matrix Code and National Objective)	05M - Health Services [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
	Project Name	Family Violence Treatment Program
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Public services to low/moderate income persons
	Funding	\$ 39000 in CDBG grant funds.
	Description	Provide public service to low/moderate income persons.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	389 Low/Moderate Income Persons
	Location Description	430 F Street

	Planned Activities	The Family Violence Treatment Program provides therapeutic counseling and crisis intervention services to adult and children, victims of family violence.
	Eligibility: Matrix Code and National Objective)	05G - Services for Battered and Abused Spouses [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
10	Project Name	Services for High Risk and Homeless Youth
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Public services to at-risk youth.
	Funding	\$ 39550 in CDBG grant funds.
	Description	provide public service to low/moderate income persons.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	240 Low/Moderate Income Youth
	Location Description	430 F Street
	Planned Activities	South Bay Community Services will provide services, support, and opportunities for high-risk and homeless youth to avoid first-time or repeat contact with law enforcement, homelessness, substance abuse, and/or gang involvement and assist them in building healthy, stable and productive lives.
	Eligibility: Matrix Code and National Objective)	05D - Youth Services [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
11	Project Name	Therapeutic Recreation Program and Classes
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Services to persons with special needs.
	Funding	\$ 20,100 in CDBG grant funds.
	Description	provide public service to low/moderate income persons.
	Target Date	June 30, 2016.

	Estimate the number and type of families that will benefit from the proposed activities	30 low/Moderate Income Special Needs/Disabled
	Location Description	Heritage Recreation Center, Norman Park Center and Parkway Recreation Center
	Planned Activities	The Therapeutic Recreation programs and classes provides persons with disabilities the opportunity to participate in recreation programs specifically designed for persons with developmental and/or physical disabilities. Programs, day camp, and special events are designed for ages five through adult and occur on a weekly basis year round. These programs include sports programs, dance classes, creative and enrichment activities, exercise and fitness classes, special events, Camp Sunrise and Learn to Swim programs all offered in a fun, safe and supportive
	Eligibility: Matrix Code and National Objective)	05B - Handicapped Services [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
12	Project Name	Norman Park Center Senior and Disabled Svcs.
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Services
	Needs Addressed	Services to low/moderate income elderly.
	Funding	\$ 30,000 in CDBG grant funds.
	Description	Provide public service to low/moderate income elderly.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	Low/Moderate Income Elderly
	Location Description	270 "F" Street

	Planned Activities	Provide a multitude of unique services and support programs to the elderly including those with disabilities during the hours of Mondays through Thursday 12pm-5pm. Program examples include: summer cool zone, low cost special events that include meals, assistance in completing Christmas in October paperwork, free computer and fitness classes, conversational Spanish, designated "Cool Zone" activities, blood pressure screenings, health and wellness fairs and workshops, information and referral services, "RUOK" phone calls made to those homebound/medically fragile, enrichment classes, social events, support groups, low/cost free meeting space for non-profit groups to provide a one-stop shop serving the elderly including partnerships with Elder Law, Southern Caregivers Resource Center, Parkinson's' Association, AARP (American Association of Retired Persons), Health & Human Services Agency (HHS), Aging & Independence Services (AIS) and Meals on
	Eligibility: Matrix Code and National Objective)	05A - Senior Services [570.201(e)], Low/Mod Limited Clientele - 570.208(a)(2)
13	Project Name	Moss Street Sidewalk Installation
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Infrastructure Needs & ADA Improvements
	Needs Addressed	
	Funding	\$ 469047 in CDBG grant funds.
	Description	Provide financial assistance for the future development of affordable
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	1,300 Low/Moderate Income Persons in the area
	Location Description	Moss Street (Broadway and 4th)
	Planned Activities	Project provides for the installation of curb, gutters and sidewalks, American with Disabilities Act (ADA) compliant pedestrian ramps and driveway aprons, pavement and other incidental items along Moss Street (between Broadway and Fourth Avenue)
	Eligibility: Matrix Code and National Objective)	03K - Street Improvements [570.201(c)], Low/Moderate Income Area Benefit 570.208(a)(1)
14	Project Name	Rice Elementary Fire Hydrant Project

	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Infrastructure Needs & ADA Improvements
	Needs Addressed	New Fire Hydrant
	Funding	\$ 20,855 in CDBG grant funds.
	Description	Complete infrastructure improvements.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	915 Fourth Avenue
	Planned Activities	
	Eligibility: Matrix Code and National Objective)	03K - Street Improvements [570.201(c)], Low/Moderate Income Area Benefit 570.208(a)(1)
15	Project Name	Chula Vista Solar Affordable Homes Program
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Preserve and expand affordable housing.
	Needs Addressed	Energy efficiency upgrades.
	Funding	\$ 30,000 in CDBG grant funds.
	Description	Provide installation of solar panels to income-eligible homeowners.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	12 Low/Moderate Income Households
	Location Description	City Wide
	Planned Activities	GRID Alternatives' Chula Vista Solar Affordable Homes Program provides solar electric systems for low-income homeowners using a "barn-raising" model that engages job trainees, community volunteers, and the homeowners themselves. GRID will serve 12 Chula Vista families, saving them approximately 75% on their monthly electricity bill.

	Eligibility: Matrix Code and National Objective)	14F - Rehab: Energy Efficiency Improvements [570.202), Low Moderate Income Housing 570.208(a)(3)
16	Project Name	Housing Services
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Preserve and expand affordable housing.
	Needs Addressed	Affordable housing Services
	Funding	\$ 50,000 in CDBG grant funds.
	Description	Not applicable.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds are used to cover staff costs associated with projects and programs funded through the HOME program. Examples of services provided include the following: Energy auditing, preparation of work specifications, reviewing of applications, loan processing, inspections, tenant selection, and assisting owners, tenants, contractors, and other entities participating or seeking to participate in housing projects assisted with the HOME program.
	Eligibility: Matrix Code and National Objective)	14J - Housing Services (570.202), Low Moderate Income Housing 570.208(a)(3)
17	Project Name	Section 108 Payment
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Public Infrastructure Needs & ADA Improvements
	Needs Addressed	Section 108 Loan Payment
	Funding	\$ 758,243 in CDBG grant funds.
	Description	Not applicable.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	N/A
	Planned Activities	Funds will be used for the debt service payment of the \$9.5million Section 108 Loan which was received in 2007 for the Castlepark Infrastructure Program. The project consisted of completion of 11 new streets, including: sidewalks, curbs, gutters, lighting and signage. This represents year eight of the twenty year term loan.
	Eligibility: Matrix Code and National Objective)	19F - Planned Repayment of Section 108 Loan (570.202), Not applicable.
18	Project Name	HOME Program Administration & Planning
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Not Applicable
	Needs Addressed	Not Applicable
	Funding	\$ 57,183 in HOME grant funds.
	Description	Not applicable.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds will be used for the staff costs associated with the management and administration of Chula Vista's HOME program. This includes preparation of the required planning documents, regulatory compliance, contract oversight of the partnering agencies, environmental reviews and fiscal management.
	Eligibility: Matrix Code and National Objective)	21A - General Program Administration - (570.206), Not applicable.
19	Project Name	Production of Affordable Housing
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Preserve and expand affordable housing.
	Needs Addressed	New affordable housing units.
	Funding	\$ 800,000 in HOME grant funds.

	Description	Production of affordable housing.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	80 Households
	Location Description	To be determined
	Planned Activities	HOME funds will be used to provide financial assistance to a housing developer for the development of very low to low-income housing units within the community.
	Eligibility: Matrix Code and National Objective)	13 - Construction of Housing - 570.201(m), To be determined.
20	Project Name	ESG Program Administration & Planning
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Not Applicable
	Needs Addressed	Not Applicable
	Funding	\$ 11,495 in ESG grant funds.
	Description	Not applicable.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds will be used for the staff costs associated with the management and administration of Chula Vista's ESG program. This includes preparation of the required planning documents, regulatory compliance, contract oversight of the partnering agencies, environmental reviews and fiscal management.
	Eligibility: Matrix Code and National Objective)	21A - General Program Administration - (570.206), Not applicable.
21	Project Name	Casa Nueva Vida I
	Target Area	IDIS does not allow us to enter this information.

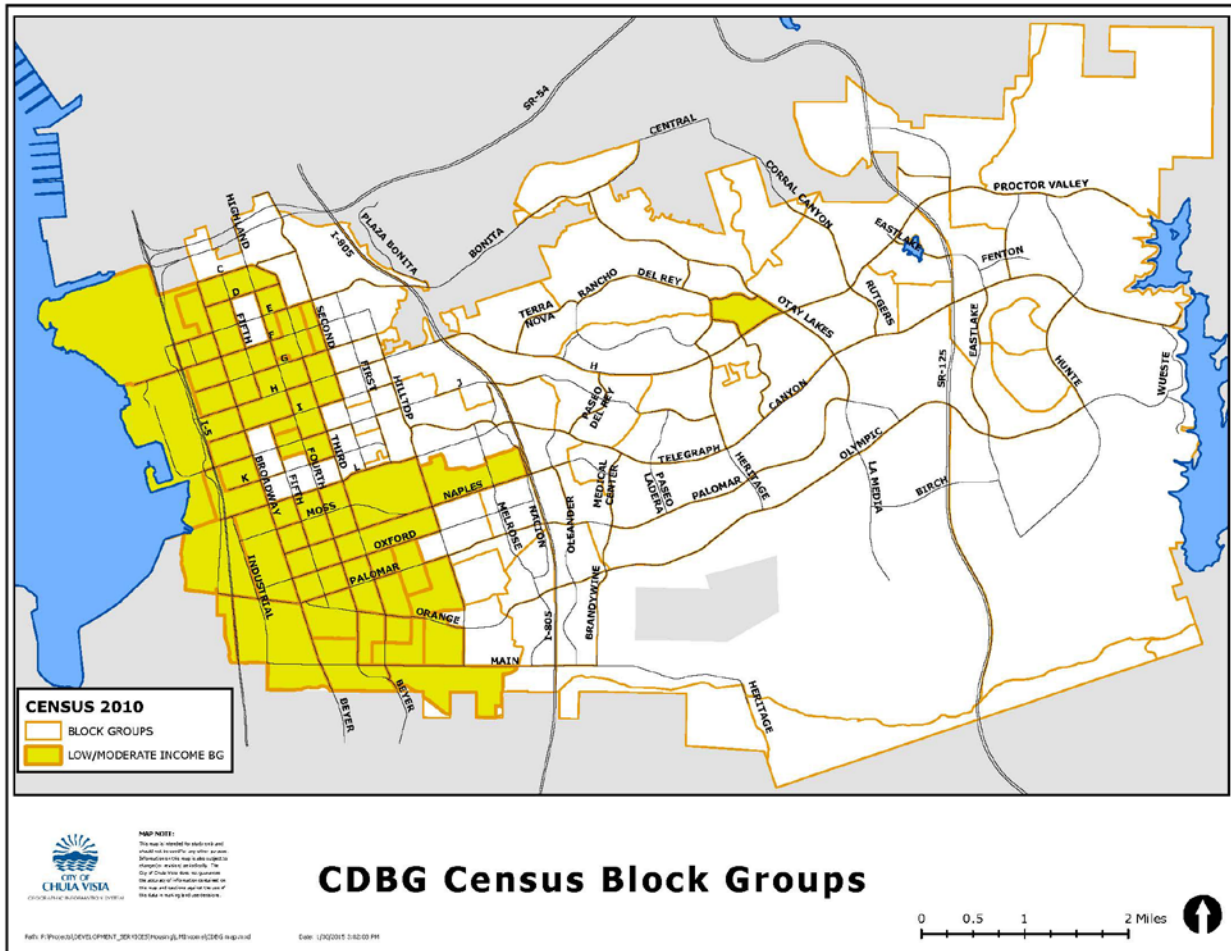
	Goals Supported	Homeless Services
	Needs Addressed	Provide homeless services.
	Funding	\$ 62,777 in ESG grant funds.
	Description	Provide services to very low income persons.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	90 Persons
	Location Description	430 "F" Street
	Planned Activities	SBCS' Casa Nueva Vida I offers the only permanent short-term shelter/housing program for homeless families (with children) in the South Bay region, including victims of domestic violence. Staff utilize a comprehensive strengths-based assessment, after which together with clients they develop an individualized treatment plan, to include any number of services including case management, counseling, employment assistance, childcare, etc., so each client can work to re-establish a self-sufficient lifestyle free from homelessness.
	Eligibility: Matrix Code and National Objective)	03T - Operating Costs Homeless Facilities, Low/Mod Limited Clientele - 570.208(a)(2)
22	Project Name	Rapid ReHousing Program and HMIS
	Target Area	IDIS does not allow us to enter this information.
	Goals Supported	Homeless Services
	Needs Addressed	Provide rental assistance and case management.
	Funding	\$ 78,998 in ESG grant funds.
	Description	Provide rental assistance to persons at risk of homelessness.
	Target Date	June 30, 2016.
	Estimate the number and type of families that will benefit from the proposed activities	5 Households
	Location Description	City Wide

	Planned Activities	<p>HPRP is a rental assistance program designed to help prevent and end homelessness by paying a portion a participants rent; up to a maximum of \$1,000 per month and up to a maximum of \$1,000 for the security deposit. The tenant’s portion of the rent is flexible based on their current income. Qualifying apartments must be in the City of Chula Vista and under Fair Market Rent. Apartment size is determined by family size. SBCS will also administer the subcontract for the Homeless Management Information System (HMIS), which is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at</p>
	Eligibility: Matrix Code and National Objective)	<p>05S - Rental Housing Subsidies, Low Moderate Income Housing 570.208(a)(3)</p>

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Map 1: CDBG/HOME Qualifying Areas



Rationale for the priorities for allocating investments geographically

Discussion

Now home to nearly a quarter-million residents, Chula Vista is the second largest city in San Diego County. The City encompasses approximately 52 square miles of land area from San Diego Bay eastward to Otay Lakes and includes most of the land between Sweetwater River to the north and the Otay River to the south. The Bayfront, rivers, hills define Chula Vista. Located minutes downtown San Diego and the U.S-Mexico border Chula Vista has convenient access to the regions cultural, recreational, educational, and business opportunities.

If the City has identified capital improvement project funding that can be leveraged with CDBG funds, priority for allocating CDBG funding is given to projects located within an approved HUD qualifying census tract and/or census block group, primarily in Western City neighborhoods, See attached map of CDBG Qualifying

Census Tracts. Capital Improvement Projects priorities are assigned based on a number of factors including: as previously stated, the amount of other funding leveraged to complete the project, the total number of residents benefited; areas of other projects; phase of improvement project; City critical needs list assessment results; and budget prioritization of Capital Improvement Projects.

For community-wide activities, income verification is used to ensure low-to moderate-income levels. With the exception of qualifying census tracts, funds are not allocated geographically but rather allocated based on needs. The City of Chula Vista primarily utilizes CDBG funds for repayment of a Section 108 loan payment. However, approximately \$350,000 remains to fund Capital Improvement Projects (CIPS) for the objective of creating a suitable living environment and the outcome of availability/accessibility and Decent Housing objective (servicing clients who earn less than 80% of the Area Median Income).

The general basis used for each priority level includes the total number of residents benefited, the urgent need of a given community within the City, environment issues that threaten life or property, the need for improved access, and other important needs of the community as a whole. Priorities for CIP projects are addressed by the City Council and the budget for the City during each fiscal year (July 1 to June 30).

The City has a detailed list of “Critical Needs” Capital Improvement Projects that demonstrate a general public need but, due to growing budget constraints, funding is scarce. Federal funds are used to serve the target community, meet the established goals for these funds, and to serve the greatest number of members of the community. The City will use its HOME Investment Partnership funds to provide assistance for the acquisition of multi-family properties in need rehabilitation that will be deed restricted for the minimum affordability period established by HUD and the State of California.

For public services, the City utilizes CDBG funds. CDBG regulations, limit the amount the City can spend on public services and is capped at 15% of the City’s annual entitlement (currently at \$255,000). The City provides funding to non-profit organizations that demonstrate an ability to provide needed services that directly benefit the residents of the Chula Vista. The use of the City of Chula Vista CDBG funds for public services enables non-profit organization and City Departments to leverage these funds with other funding sources for projects and activities that serve the greatest number of residents with the limited amount of funding.

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	12
Casa Nueva Vida, and Interfaith Shelter Network	
Non-Homeless	0

One Year Goals for the Number of Households to be Supported	
Special-Needs	0
Total	12

Table 75 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	185
Rehab of Existing Units	10
Acquisition of Existing Units	1
Total	206

Discussion

The loss of the Chula Vista Redevelopment Agency has significantly impaired the production of affordable housing in the City of Chula Vista. For FY 2015-2016, or Program Year 2015, the City of Chula Vista's Successor Housing Agency (CV-SHA) plans to contribute funding available towards the Production of Affordable Housing. For rehabilitation of existing housing units, the City expects to fund ten residential rehabilitation loans to low-and moderate-income homeowners with CDBG funds. The City does not have any plans for acquisition of existing units. The City will continue to leverage its CalHome funds with its HOME funds to assist First-time homebuyers.

For Program Year 2015, the City's One-Year Objectives are:

- Continue providing funding towards the production of affordable housing: Estimated 200 units in the Five Year period;
- Provide 10 homeowner rehabilitation loans (Existing CDBG funds);
- Provide 7 First Time Homebuyer loans;
- Provide shelter for XX homeless Chula Vista residents (ESG funds);

- Provide case management and rental assistance funds to homeless persons or at risk of becoming homeless (7 households);
- Assist at risk populations including displaced households with tenant based rental assistance.

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency for the four Public Housing projects located in the City of Chula Vista. The County of San Diego's 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan describes the planned actions during the next year to address the needs of public housing residents, to encourage participation, and to increase homeownership described below:

As outlined in the HACSD 2015-19 PHA Plan, FY 2014-15 update, in order to encourage and increase public housing resident involvement, the HACSD continues to offer scholarships to public housing residents who are attending two- or four-year colleges or vocational training. For the 2013-14 school year, 11 students were awarded a total of \$3,500 in scholarships. In the past five years, the scholarship program has awarded over \$25,000 to 38 students.

In order to stimulate public housing resident interest and involvement, the HACSD produces monthly public housing resident newsletters. The newsletters publicize important information of interest to the residents, such as ROSS grant programs, activities and achievements.

In FY 2012-13, the HACSD was awarded a \$243,000 ROSS Service Coordinator grant. The grant funds a service coordinator to coordinate supportive services and other activities designed to help and encourage the involvement of public housing residents in attaining economic and housing self-sufficiency. The coordinator provides services to residents of the HACSD's 117 rent-restricted public housing units. Services provided, thus far, include assistance in establishing a food delivery program to the senior/disabled complex, disaster preparedness plans, vials of life to record pertinent medical information, resume' building workshops, access to career fairs, community resource guides, resources to provide low cost eyeglasses and assistance with the disability benefits application process. Services were provided to 126 residents in FY 2013-14.

As discussed in the PHA plan, public housing residents are encouraged to join the RAB, which meets several times a year. In FY 2013-14, 14 public housing and/or HCV program participants attended the October 2013 RAB meeting and nine attended the December 2013 meeting. In FY 2014-15, according to the draft 2015 PHA Plan annual update, RAB meetings were held in October and December 2014 with a

combined total of 39 attendees. RAB meeting topics included the public housing scholarship program, the public housing budget, 2015 Consolidated Plan overview, fair housing, security deposit and homeless assistance, communication barriers for those with limited English proficiency, family self-sufficiency, the ROSS grant, efforts to end homelessness, and the new on-line application portal.

Annually, residents are encouraged to attend a Capital Funding and Resident Services meeting. The November 2013 meeting discussed the many services available to residents including: transportation to medical appointments and stores, transportation to domestic violence groups, senior/disabled transportation to special events on weekends, emergency food assistance, employment services, fair housing services, clothing assistance as well as many other services. The residents were informed about proposed capital improvement activities, educated on the benefits of the joining the ROSS program, asked for input on needed capital improvements, and encouraged to conserve water and make energy efficiency a priority. In November 2014, according to the draft 2015 PHA Plan, discussion topics included the public housing Real Estate Assessment Center (REAC) score of 96 percent, coordinating community services to provide residents with needed resources, the needs of residents, and the monthly newsletter.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Discussion

The City will utilize Emergency Solutions Grant funds in accordance with guidelines established by the RCCC Steering Committee:

- Leverage existing resources to achieve the program's match and case management requirements;
- Coordinate across regional entitlement jurisdictions by utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations, including but not limited to veterans, families and other special needs populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction;

- Comply with new eligibility and verification requirements (HMIS, housing status, habitability standards, homeless definitions, etc.); and
- Allow each program to take responsibility for arranging intake, assessment, case management, reporting, and meeting public notice requirements.

ELIMINATING CHRONIC HOMELESSNESS AND HOMELESS PREVENTION ACTIVITIES.

The City of Chula Vista participates in the regional approach to end chronic homelessness and homeless prevention efforts. This is accomplished through membership of the South Bay Homeless Advocacy Coalition and the Regional Continuum of Care Council (CoC). Both organizations include representation from the County of San Diego, the City of Chula Vista, the Chula Vista Elementary School District and various social service agencies. The CoC's continues to develop a Strategic Planning Objectives, which serve as the Homeless Strategic Plan for the region. A copy of the Strategic Planning Objectives can be found at the RCCCs website at <http://www.sandiegococ.org/>

Foster greater access to permanent housing, that is affordable to person at or below 30% of the area median income. The City will utilize Emergency Solutions Grant funds in accordance with guidelines established by the RCCC Steering Committee:

- Leverage existing resources to achieve the program's match and case management requirements;
- Coordinate across regional entitlement jurisdictions by utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations, including but not limited to veterans, families and other special needs populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction;
- Comply with new eligibility and verification requirements (HMIS, housing status, habitability standards, homeless definitions, etc.); and
- Allow each program to take responsibility for arranging intake, assessment, case management, reporting, and meeting public notice requirements.

Other Objectives to address these needs includes funding Public Services up to the maximum cap of 15 percent of the annual CDBG entitlement as an available funding source:

The following inventory lists some of the homeless resources located in the South Bay area of the region.

- **Emergency Solutions Grant Program:** HUD-funded Emergency Solutions Grant Program provides funding for shelter outreach, emergency shelter, HMIS services, and Homeless Prevention and Rapid Re-Housing.
- **South Bay Food Program:** This program provides meals to homeless families and low income individuals.

- **Interfaith Shelter Network:** Provide rotational winter night time shelter at nine congregations in the South Bay for approximately 18 weeks. Services include meals, overnight supervision, showers, and case management.
- **Regional Task Force on the Homeless – Regional Task Force on the Homeless:** The RTFH provides information and referral services to homeless service agencies, individuals and local government jurisdictions and publishes for the public homeless information reports that address homeless services, the homeless population profile and homeless funding. The RTFH also operates a HUD mandated Homeless Management Information System that allows service agencies to track homeless client information through a central database and conducts the homeless count needed to pursue HUD’s Supportive Housing Program funding for the region.

TRANSITIONAL HOUSING/HOMELESS SHELTERS

The City will continue to assist homeless service providers proposing to construct transitional housing or homeless shelters in Chula Vista and find appropriate sites for development. Developers are encouraged to review the 2013-2020 Housing Element includes potential sites or zones for development or to schedule a consultation meeting with Planning and Housing staff.

The City will also continue to participate in sub-regional efforts to provide these facilities.

The City may assist in the development of these types of projects using the following funding sources:

- City’s affordable housing in-lieu fund.
- Community Development Block Grant
- Home Investment Partnership Act funds (note these funds cannot be used to build emergency shelters)
- Low Moderate Income Housing fund

Funding for on- going operational costs may be include the following funding sources:

- Emergency Solutions Grant (note: cannot be used for transitional housing)
- Community Development Block Grant (note: public service funds are limited)
- Supportive Housing Program
- State Funding
- Charitable foundations
- Fund raising

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

INTRODUCTION:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment,.

DISCUSSION:

The City of Chula Vista works to remove barriers to affordable housing and the financial impacts of efforts to protect public health and safety by taking actions to reduce the costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing.

For FY 2015-2016, the City plans to allocate approximately \$800,000 towards the production of affordable housing for continuing authorized housing activities including the HOME-funded New Construction of affordable rental housing. In the past, the City has used HOME funds for the production of affordable housing, first time homebuyer program and tenant based rental assistance. The City will support developers for the creation of affordable rental housing, and residents who seek funding opportunities to become first time homebuyers. The following measures may be taken to alleviate the barriers to affordable housing:

- Apply for State and federal funding to gap finance affordable housing production and rehabilitation of existing affordable housing stock.
- Continue to support applications for Tax Exempt Bond financing from the California Debt Limit Allocation Committee.
- Continue to support applications for Low-Income Housing Tax Credits from the California Tax Credit Allocation Committee.
- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable. Also, send staff to CEQA and NEPA trainings as needed to gain expertise in the preparation of environmental review documents.
- Continue to apply for State funding to assist First Time Homebuyers.
- Continue to improve the permit processing and planning approval processes to minimize delay in housing development in general and affordable housing development in particular.
- Continue providing rehabilitation assistance and homeownership assistance, and to assist in the construction and preservation of affordable housing.
- Encourage public participation when a proposed project is being considered for approval.
- Implement policies and strategies identified in the 2013-2020 Housing Element.

AP-85 OTHER ACTIONS – 91.220(K)

INTRODUCTION:

HUD requires that cities receiving block grant funds take actions to affirmatively further fair housing choice. Fair housing choice is achieved by ensuring that persons are not denied housing opportunity because of their race, ethnic origin, religion, disability, or familial status (family with children). Cities report on the progress of affirmatively furthering fair housing choice by completing an Analysis of Impediments (AI). The AI is a review of the nature and extent of impediments to fair housing choice in the San Diego County and the City of Chula Vista. The last two AIs have been produced in collaboration with the San Diego Regional Alliance for Fair Housing (SDRAFH), formerly known as the Fair Housing Resources Board (FHRB). The SDRAFH is a dedicated group of professionals who work together to ensure that all residents in San Diego County have equal access to housing. It is comprised of members of the fair housing community, local jurisdictions, enforcement agencies and housing providers. This group leverages the region's CDBG funds to produce the AI for the region. The SDRAFH completed an Analysis of Impediments to Fair Housing Choice (AI) for the period of 2010 through 2015. The City of Chula Vista is an active member of the San Diego Regional Alliance for Fair Housing and serves as the member of the Steering Committee.

The City of Chula Vista affirmatively furthers fair housing by contracting for the provision of fair housing services and conducting fair housing testing to detect any fair housing violations. The services include education and outreach to residents and housing providers, assistance with submitting fair housing complaints to HUD, legal services, and tenant/landlord mediation. The City has also entered into a contract for non-complaint based testing to determine if housing providers are engaging in discriminatory practices in violation of federal and state fair housing laws.

The City continues to work collaboratively with local jurisdictions who serve on the Fair Housing Resources Board and our fair housing provider to overcome the impediments identified in the 2010-2015 Regional San Diego Analysis of Impediments to Fair Housing Choice (AI). City Staff also provides technical support to the SDRAFH by serving as a member.

Below are the impediments that were part of the 2015 update to the San Diego Regional Analysis of Impediments to Fair Housing Choice.

Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available.

- **Recent Changes to Density Bonus Law:** The City of Chula Vista is required to amend its zoning ordinance(s) to reflect SB 1818 requirements of Density Bonus law that are effective January 1, 2015 (AB 2222) regarding replacement requirements and extended affordability covenant to 55 years.

City response: The City is aware of the update and plans to submit an update to the Density Bonus by 2017.

- **Large Residential Care Facilities (for Seven or More Persons):** The zoning ordinance of Chula Vista does not contain provisions for larger residential care facilities.

City response: The City is aware of the zoning requirement. The City of Chula Vista has recently approved the following Residential Care Facilities:

- **St. Paul's Plaza at Otay Ranch (2015)**-The four story St. Paul's Plaza, is scheduled to open June 2015 will house 156 rooms in Phase I. Phase II will add another 63 apartments to the community. A project of St. Paul's Senior Homes & Services, which has been serving seniors in San Diego for more than 50 years. The community will bring 60 unique and innovative Memory Care apartments to Chula Vista, and 94 assisted and independent living accommodations.
- **Westmount at San Miguel Ranch (2014)**- Is an independent and assisted living facility as well and offers memory care options, with amenities designed to promote optimum well-being and a positive active life style. Living options include independent living, assisted living, Alzheimer's and dementia care, and respite care.
- **ActiveCare at Rolling Hills Ranch (2013)**- ActivCare at Rolling Hills Ranch in east Chula Vista is a specialized senior living community that serves the changing needs of those with memory loss (dementia, Alzheimer's) by offering a spectrum of living options. A unique feature of the community is a dedicated neighborhood for those in the initial stages of memory loss or Mild Cognitive Impairment (MCI)
- **Emergency Shelters:** the City of Chula Vista does not have adequate provisions for emergency shelters in its zoning ordinances.

City Response: A draft of the zoning ordinance is scheduled to be presented to City Council by the end of 2015. As required by Housing Element law, the City is required to update its zoning ordinance.

- **Transitional and Supportive Housing:** Chula Vista does not have zoning ordinances that permit transitional and supportive housing consistent with the requirements of SB 2.

City response: The City of Chula Vista anticipates completing this update by 2016.

- **Farmworker Housing/Employee Housing:** Most jurisdictions in San Diego have no provisions for farmworker or employee housing in their zoning ordinances.

City response: The last parcel of farmland was sold in 2014. Farmworkers can apply for the Brisa del Mar affordable housing project that has units set aside for Farmworker's.

The City is proud to report that it has eliminated a few of the impediments to fair housing choice as stated in previous AIs due to the 2015 update. Some of the impediments are carried over to the 2010-2015 AI, but primary are planning functions/administrative actions and are tied to Housing Element Law and/or State Legislation. The City has been working on addressing these impediments since they were identified in 2010. The City expects to eliminate these impediments by 2017.

The City will continue to affirmatively further fair housing using its CDBG Administration funds (subject to HUD's funding cap) through the following approaches:

- Continue to participate in the regional San Diego Regional Alliance for Fair Housing (SD RAFFH) and continue address the 2010 and 2015 update to the San Diego Regional Analysis of Impediments (AI) to Fair Housing Choice;
- Provide content updates for the San Diego Regional Alliance for Fair Housing website;

- Conduct non-complaint based testing to determine if housing providers are engaging in discriminatory practices in violation of federal and state fair housing laws;
- Provide assistance to tenants in completing and submitting HUD fair housing complaint forms
- Sponsor public awareness and education programs, including Fair Housing Month in April;
- Distribution of fair housing material in English and Spanish at City offices and community resource centers;
- Educate landlords and property managers through training workshops;
- Distribute fair housing pamphlets in Spanish and English to tenants and landlords, and make these materials available for general distribution at City facilities, the community resource centers located in low-income neighborhoods, and at the City's mobilehome parks that are covered by the City's Rent Review ordinance; and
- Promote fair housing choice on the City's website.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle in meeting the underserved needs is the continued lack of available funding for community development and housing activities, including public services and other programs. Given the federal budget and drastic state budget cuts, local jurisdictions, such as the County of San Diego, are being forced to cut social service programs. In Southern California, the continued high cost of living, housing costs for both rental and ownership, and the reduction of funds all combine to create a major obstacle in providing affordable housing that is truly affordable. The City is eager to work closer with social service providers in order to combine efforts to ensure that the available federal-funds are being used in the most effective way possible. The Chula Vista Community Collaborate continues to hold its City quarterly social service provider meetings in Chula Vista to facilitate networking for solutions to the underserved needs.

Actions planned to foster and maintain affordable housing

The City has two programs to foster and maintain affordable housing; our Inclusionary Housing Ordinance and the affordable housing inspection program. The Inclusionary Housing Ordinance fosters the development of affordable housing in that it requires all developers of new for-sale housing units to either provide 10% of those units at affordable prices, or pay a housing in-lieu fee to the City. The Developers also have the option of building affordable rental housing.

The City's inspection program insures that our over 2,000 units of affordable rental housing are maintained in a clean and safe condition and that the incomes of those families living in the different sections of the City verified as meeting the limits required by the funding source that help build the units.

Actions planned to reduce lead-based paint hazards

The City will continue to inform residents applying for loans or grants through its First Time Homebuyer Program and Rehabilitation program about the hazards of lead-based paint. Code Enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is part of an on-going investigation.

CDBG and HOME programs require compliance with all of HUD's regulations concerning lead-based paint. All housing programs operated by the City are in compliance with HUD's most recent standards regarding lead-based paint.

- City's First-Time Homebuyer Program, lead abatement disclosure is the responsibility of the seller, and the City will not participate in any homebuyer assistance if the seller refuses to abate know lead hazards. Each homebuyer is required to obtain an independent third party inspection report.
- City's homeowner rehabilitation loan program meets the federal requirements for providing lead-based paint information with each rehabilitation loan and requiring paint testing of disturbed surfaces for lead in all single family homes constructed before 1978. If a home was found to have lead-based paint, the cost of lead-based paint removal is an eligible activity under the homeowner rehabilitation program. City building inspectors are alerted to any housing units that apply for a permit for construction or remodeling, which may contain lead-based paint and other lead hazards.
- The City of Chula Vista will work closely, if needed, with the County of San Diego's Childhood Lead Poisoning Prevention Program (CLPPP), a division of the San Diego Health and Human Services Agency. The CLPPP provides outreach and education programs and case management services for San Diego County residents, including Chula Vista residents.
- City's Acquisition Rehabilitation Program homeowner rehabilitation loan program guidelines described the level of abatement that is needed if lead hazards are present.

LEAD BASED PAINT REQUIREMENTS AFFORDABLE HOUSING DEVELOPERS

Each Developer of affordable rental housing must ensure that all housing constructed, redeveloped, rehabilitated, or acquired with HOME and or CDBG funds must comply with applicable provisions of Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821–4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851–4856), and implementing regulations at 24 CFR part 35, subparts A, B, J, K, M and R upon completion of the development. The chart below summarizes the requirement based on the amount of HOME funds subsidizing each HOME-assisted unit.

Table A

Rehabilitation: Required Activities to Address Lead-Based Paint

	< \$5,000	\$5,000- \$25,000	> \$25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Notification	Yes	Yes	Yes
Lead Hazard Evaluation	•Paint testing of surfaces to be disturbed by	•Paint Testing of surfaces to be disturbed by	•Paint Testing of surfaces to be

	rehabilitation	rehabilitation •Risk Assessment	disturbed by rehabilitation •Risk Assessment
Lead Hazard Reduction	•Repair surfaces during disturbed rehabilitation •Safe work practices •Clearance of work site	•Interim controls •Safe work practices •Clearance of unit	•Abatement •Safe work practices •Clearance of unit
Ongoing Maintenance	For HOME rental Programs Funded	Properties only By Other	Or HOME-like Sources
EBL	No	No	No
Options	•Presume lead-based paint •Use safe work practices on all surfaces	•Presume lead-based paint and/or hazards •Use standard treatments	•Presume lead-based paint and/or hazards •Abate all applicable surfaces

Actions planned to reduce the number of poverty-level families

As previously stated, the City's antipoverty strategy of providing safe, affordable housing will assist in reducing the number of poverty level families in Chula Vista based on the following. By providing safe, affordable housing for those on a limited income, those families will be able to live in an environment where no more than 30% of their limited income is spent on housing. In addition, Low Income Housing Tax Credit (LIHTC) funding requires affordable housing developments provide programs (e.g. after school, computer labs, budgeting and language classes) to assist residents in excelling in both school and the work environment. These affordable housing developments thus assist families in moving up the economic ladder by providing the tools that add in their success. LIHTC continues to be the most important source for leverage the City's HOME, and CDBG funds for affordable housing development projects.

The City is also researching using CDBG funds for economic development during this Con-Plan period and will continue to seek funding opportunities including HUD's Economic Development Partnerships.

Actions planned to develop institutional structure

Developing institutional and enhancing coordination between public and private agencies:

The City of Chula Vista is a member of two key organizations which rely heavily on public and private coordination in the region to address the needs of the low income community members. The **Chula Vista Community Collaborative** is collaboration among partners and stakeholders in Chula Vista which include; Residents and Parents; Schools and School District Staff; Social Service/Non-profit Agencies; Local Government; Faith-based Community; Health Professionals; and, Business Owners. Together, the Collaborative works together to develop coordinated strategies and systems that protect the health, safety, and wellness of its residents as well as share information and resources that strengthen families and communities. Regular meetings are held with the goal of obtaining and sharing information about services, resources, employment and training opportunities as well as any events accessible to the Chula Vista community. The meetings are a useful venue to network and efficiently coordinate activities with partnering agencies. The City of Chula Vista is also a member of the **South Bay Homeless Advocacy Coalition** which was formed to address the growing concern for homelessness and the lack of resources available. The goal is to educate the community on these issues and advocate for change to better serve homeless and near homeless families and individuals in our community. The Coalition is comprised of representatives from local government agencies, the school districts, social service agencies, faith based organizations and citizens.

Although the City of Chula Vista administers the CDBG, ESG, and HOME programs, the City does engage in contracts with outside agencies for the delivery of services to the public, other than the required fair housing services and funding requests received from City Departments. Non-profits apply for public service funds, capital improvement, and creation of affordable housing. The City monitors the affordable housing programs for all properties in its portfolio including those owned by private parties, under a deed restriction between the City and the respective party. The City has developed a strong relationship with both affordable and for-profit housing developers in not only the creation of affordable units but the ongoing maintenance of the developments as well.

Actions planned to enhance coordination between public and private housing and social service agencies

Non-profit social service agencies continue to play an important role in serving the needs of low-and moderate-income residents in Chula Vista, There is a 15% cap on the amount of public service funds using the 15% of its CDBG Allocation.

The City surveyed social service providers who serve Chula Vista during the needs assessment process and will continue to attend the Chula Vista Community Collaborative meetings to foster networking among the providers.

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

Introduction:

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

REFERENCE 24 CFR PART 91.220(L)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for the use that is included in the projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$100,000

OTHER CDBG REQUIREMENTS

1. The amount of urgent need activities	\$0
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HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

Reference 24 CFR 91.220(l)(2)

The City is required to provide a 25 percent match for HOME funds used for rental assistance, housing rehabilitation, and acquisition and rehabilitation of housing. Due to the vast investment of Redevelopment Low and Moderate Income housing funds, the City has excess match from “Home Like” projects (that serve as match). Some examples include, land value (donated), on and off-site improvements, waiver of local and state taxes or fees, low-interest loans below market, and inclusionary housing obligations. The city exceeds the required yearly match, in which case the excess credit is applied to future projects. For fiscal year 2015/2016 the City has over \$25 million in excess match carried over. Specific match dollar amounts are reported to HUD in the CAPER though its submittal of the HUD forms 40107-A HOME Match Log.

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Response: None

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Response: The City of Chula Vista will invest its HOME funds in accordance with the forms of assistance listed in §92.205(b)(1). The City will use its HOME funds to assist income eligible household to purchase single-family, condominiums, townhomes in the City of Chula Vista. The assistance will be in the form of loans and each borrower must meet the following conditions:

- Must income qualify and meet the First Time Homebuyer Program requirements, as detailed in the First Time Homebuyer Manual
- Assistance is provided in the form of a deferred payment loan that accrues 3% simple interest;
- The loan documents include provisions to recapture the principal amount and interest upon non-occupancy/transfer of the unit for a specified affordability period; and
- A HOME Regulatory Agreement will be recorded against the property during the affordability period.
- In the event upon transfer where the market value is less than time acquisition costs to repay the City loan in full, the City shall apply HUD’s net proceeds formula.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Response: To ensure affordability, the City requires that each borrower sign a Deed of Trust, Promissory Note, and HOME Regulatory Agreement. These documents provide details to ensure that the borrower is in compliance with the terms and conditions included in those documents. Pursuant to 24 CFR 94.254(a)(ii), the City requires that the HOME funds be recaptured if the housing does not meet HUD’s definition of homeownership. The borrower of HOME funds from the City must continue to occupy the Property as their principal place of residence for the duration of the period of affordability. If all or part of the Property or any interest in it is sold, rented, refinanced, conveyed or transferred (or if a beneficial interest in Borrower is sold, rented, refinanced, conveyed, transferred and Borrower is not a natural person), the loan is due and payable along with any accrued interest.

In the event that no Net Appreciation exists at the time of the transfer or open and competitive sale, and no conflict of interest exists, the HOME funds may still be due and payable. In the event that a negative Net Appreciation situation exists, and the full amount of the HOME funds are not available to be recaptured, the

amount of HOME funds required to be repaid to the City will be set forth in 24 CFR 92.254 (a)(ii)(A)(3). The formulas are as follows:

$$\frac{\text{HOME investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}$$

HOME investment + homeowner investment

$$\frac{\text{Homeowner investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{Amount to homeowner}$$

HOME investment + homeowner investment

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Response: The following are conditions under which the City may refinance existing debt secured by multifamily housing that is being rehabilitated:

- Complete a City of Chula Vista affordable housing application and meet City funding guidelines.
- Agree to a minimum affordable period of 55 Years.
- The property has not previously received HOME funds (exception may be made for trouble projects, with HUD approval).
- The project must be located in the City of Chula Vista.
- Subsidy amount must not exceed HUD limits.
- Subject to approval by local governing bodies
- May be subject to HUD approval.

EMERGENCY SOLUTIONS GRANT (ESG)

Reference 91.220(l)(4)

The City's ESG grant is small (\$153,270 in FY 2015-16). The match obligation is \$153,270. South Bay Community Services sub-grant is for \$62,277 for Shelter and \$78,998 for HMIS services and Homeless Prevention and Rapid Re-Housing activities. A portion of the ESG funds will be used to cover Administration of the grant. SBCS will meet their dollar for dollar match requirement by providing matching funds from their annual fundraising and foundation activities that specifically supports their programs in the amount of \$153,270. The remaining match will come from in-kind services and leveraging of other funding. Therefore, the ESG funding match identified exceeds or meets the required minimum amount (100%).

Discussion Questions

Include written standards for providing ESG assistance (may include as attachment)

City response: The City of Chula Vista's written standards for providing ESG Assistance address the following main topics:

- Standards for providing ESG assistance
- Centralized assessment system, as approved by the San Diego Regional Continuum of Care

The City of Chula Vista grant administration manual and this Annual Action Plan covers the following:

- Identifies the process for making awards and how the City of Chula Vista intends to make its allocation available to nonprofit organizations
- The Action Plan describes the performance standards for evaluating ESG activities?
- The Action Plan describe consultation with each Continuum of Care that serves the jurisdiction in determining how to allocate ESG funds, develop performance standards, evaluate outcomes of activities assisted by ESG funds, and develop funding, policies, and procedures for the administration and operation of the HMIS.

Response: The City of Chula Vista has put together four distinct standards, policies, and other programmatic materials that address the five items listed above. The last item is the Strategic Plan developed by the RCCC. The City and RCCC documents include the following:

- The City of Chula Vista 2015-2016 Notice of Funding Availability
- The City of Chula Vista's ESG Written Standards
- The City of Chula Vista ESG Program Guidelines
- The City of Chula Vista Administrative Policies and Procedures Manual
- San Diego City and County CoC Governance Charter(2014)

Electronic or hard copies of these documents are available upon request by contacting the City Grant Coordinators.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Response: The San Diego City and County Continuum of Care (hereinafter referred to as the "CoC") includes all of the geography within the County of San Diego, including the City of Chula Vista. The City of Chula Vista is required to consult with the CoC on funding priorities using ESG funds. The U.S. Department of Housing and Urban Development (HUD) charges communities that receive funds under the Homeless Continuum of Care Program (hereinafter referred to as "CoCProgram") of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) with specific responsibilities. Section 578.5 of the HEARTH Interim Rule published in July 2012 (Interim Rule), defines a Continuum of Care (CoC) as "the group organized to carry out the responsibilities required under this part and that is composed of representatives of organizations, including nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons to the extent these groups are represented within the geographic and are available to participate." Relevant organizations in the San Diego CoC Region established the Regional Continuum of Care Council (RCCC) in 1998, which has served as

the CoC coordinating body acknowledged by HUD. Planning and operations of the San Diego CoC have historically been facilitated through the RCCC, an unincorporated association as defined under Section 18035 of the California Corporations Code. As a result, the general operations of the CoC have been guided through the By Laws, structure, and action of the RCCC. The CoC have adopted the following Governance Charter (Article XI) that describes the oversight of ESG Entitlements within its jurisdiction, as described below:

ARTICLE XI. RELATIONSHIPS WITH OTHER HUD-FUNDED CONSTITUENCIES

ESG ENTITLEMENT AREAS

Emergency Solutions Grants (ESG) are awarded to the San Diego ESG entitlement areas “ESG Area” by the U.S. Department of Housing and Urban Development (HUD) for the purpose of providing Essential Services and Shelter Operations to persons who are homeless or at risk of being homeless in the ESG entitlement Areas. The ESG Area makes these funds available to local service providers, as well as itself, via a Request for Proposals (RFP) process upon notification from HUD of the amount of ESG funds allocated to the ESG Area for the program year. The public notification of the RFP is placed in a local newspaper, on the ESG Area websites and electronically distributed by the Continuum of Care homeless service providers. The ESG Area may reserve up to 7.5 percent of the HUD award to administer the program.

The RCCC directly participates with jurisdictions that are directly funded by HUD ESG, with the CA. State Dept. of Housing and Community Development for the areas in the region that are eligible for State ESG funds, and with non-entitled areas that prepare Consolidated Plans. In each case, the RCCC consults with the jurisdiction to develop cooperative plans and strategies that leverage ESG and other resources to provide emergency shelter, prevention, and rapid re-housing services.

The RCCC assists the ESG entitlement areas (ESG Area) in coordinating the prioritization and use of funds. This coordination includes each ESG area covered by the State of California and the ESG Areas in the San Diego region. The RCCC, as the CoC entity, is responsible for assisting with the evaluation of ESG project performance.

In cooperation with RCCC, the ESG Area determines, based on the amount of funding received and the need of the client, the level of assistance and the duration of assistance that a household can receive.

The RCCC participates in setting local priorities, reviewing and rating proposals, certifying need, and annual review of ESG programs. The RCCC has prepared an ESG Guide that includes information about the responsibilities of the CoC and ESG area, HUD regulations, cross-jurisdiction strategies, and policy statements. Because the Guide is updated at least annually, the most recent Guide is incorporated in its entirety in the Governance Charter by reference here.

The general goal of ESG is to assist families and individuals out of homelessness by providing financial support for rental assistance, payment of utilities, transportation services and other essential services deemed eligible by HUD and necessary for the continued housing of a homeless or at risk of becoming homeless person, and/or families. ESG can be used to fund local homeless emergency shelter operations or physical rehabilitation of certain properties used for serving homeless persons.

To this end, the ESG entitlement areas and the RCCC have established the following cross-jurisdictional strategies for use of the ESG funds in ways that:

- A. Further the accomplishment of actions identified in the Consolidated Plan of each jurisdiction.
- B. Foster greater access to permanent housing, especially helping people access housing that is affordable at 30% area median income.
- C. Leverage existing resources to achieve the match and case management requirements and to avoid duplication of services.
- D. Coordinate across jurisdictions for development of standardized eligibility and assessment standards and by convening semiannual regional planning meetings.
- E. Support federal and local goals for priority populations, including but not limited to veterans, persons with disabilities, families, and others.
- F. Allow for variations in ESG entitlement programs that respond to the needs and resources of the individual jurisdictions
- G. Comply with eligibility and verification requirements and locally established standards (HMIS, housing status, habitability standards, homeless definitions, etc.).
- H. Allows each program to take responsibility for program administration including compliance with public notice requirements and timely reporting.
- I. Encourages all subrecipients to participate in collaborative assessment, coordinated entry, data management, and reporting systems established by the RCCC in accordance with HEARTH regulations.
- J. Supports timely and accurate data collection and reporting through contractual obligations with subrecipients, and through establishing common standards for vendor relationships with the HMIS Lead.

The RCCC plan for ESG assistance recognizes the multiple ESG Areas contained in the San Diego Region. The RCCC works to avoid a duplication of services to ensure subrecipients do not receive multiple grants for the same services in a single service area. Subrecipients serving multiple areas may receive ESG support from the corresponding ESG Area to serve eligible clients from that service area.

ESG subrecipients are responsible for assuring the provision of matching resources. The RCCC encourages subrecipients to leverage additional resources for effective operation of ESG programs. The RCCC consults with ESG Areas and sub recipients to coordinate plans for effective use of funds. HUD CoC Program-funded organizations are required to report the sources of match and leverage funds annually. These resources are verified through an annual review of agency Independent Audit as conducted in accordance with HUD regulations.

ESGPROJECT RECIPIENTS AND SUBRECIPIENTS

ESG project recipients may include non-profit organizations, public housing agencies; or governmental entities that receive HUD CoC Program-funding. Recipients have a grant agreement with and receive funding directly from HUD; subrecipients have agreements with and receive funding from recipients.

ESG recipient and subrecipient organizations certify to ten program assurances concerning:

- A. Confidentiality;
- B. Consistency with the applicable Consolidate Plan;
- C. discharge policies and protocols;
- D. education assurances for households with children;
- E. essential services;
- F. HMIS participation;
- G. inclusion of homeless persons in decision-making and Section 3 activities as practicable;
- H. restrictive covenants for facilities receiving ESG funds for renovation or major rehabilitation;
- I. matching funds;
- J. safe and sanitary facilities; and
- K. supportive services.

ESG recipient to organizations must meet additional requirements established annually by contractual agreement with the ESG Area; for participation in RCCC review and reporting requirements for project evaluation.

- Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Response: The City of Chula Vista releases a funding of Notice Availability inviting all non-profit organizations who serve eligible ESG clients to submit a proposal. The process below is included in the City's Federal Grants Administrative Manual:

COMPONENT 1: INTAKE (ON-LINE APPLICATION/PLAN DEVELOPMENT AND SUBMISSIONS)

- Development and Maintenance of Applicant/Grantee Mailing List
- Each non-profit organization is provided with a Notice of Funding Availability and a copy of the ESG application (depending on the type of funding request)
- Staff reviews the submission of completed applications
- The City acknowledges the receipt of applications

COMPONENT 2: EVALUATION

- City staff reviews applications for eligibility
- Staff reviews applications with consistency with the Consolidated Plan Goals and Objectives
- Staff conduct scoring
- Staff conduct ranking

COMPONENT 3: AWARD

- Apportion, allocate, and assign funds
- Complete environmental review
- Commitment of funds
- Negotiate Agreements
- Issue authorization to incur costs
- Develop funding agreement

COMPONENT 4: GRANT ADMINISTRATION AND DRAWDOWN

- Set up thresholds and performance measurements
- Receive and review quarterly performance reports
- Record matching funds
- Receive and approve reimbursement requests
- IDIS drawdowns and approvals
- IDIS record performance and beneficiary data

COMPONENT 5: PERFORMANCE MANAGEMENT/CLOSEOUT

- Performance baselines
- Risk assessments
- Monitoring activities
- Technical assistance

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Response: Not applicable. The city has met the homeless participation requirement.

Describe performance standards for evaluating ESG.

Response: The ESG entitlement areas and the RCCC have established the following cross-jurisdictional strategies for use of the ESG funds in ways that that set performance standards for each subrecipient:

- Further the accomplishment of actions identified in the Consolidated Plan of each jurisdiction.
- Foster greater access to permanent housing, especially helping people access housing that is affordable at 30% area median income.
- Leverage existing resources to achieve the match and case management requirements and to avoid duplication of services.
- Coordinate across jurisdictions for development of standardized eligibility and assessment standards and by convening semiannual regional planning meetings.
- Support federal and local goals for priority populations, including but not limited to veterans, persons with disabilities, families and others.
- Allow for variations in ESG entitlement programs that respond to the needs and resources of the individual jurisdictions.
- Comply with eligibility and verification requirements and locally established standards (HMIS, housing status, habitability standards, homeless definitions, etc.).
- Allows each program to take responsibility for program administration including compliance with public notice requirements and timely reporting.
- Encourages all subrecipients to participate in collaborative assessment, coordinated entry, data management, and reporting systems established by the RCCC in accordance with HEARTH regulations.
- Supports timely and accurate data collection and reporting through contractual obligations with subrecipients, and through establishing common standards for vendor relationships with the HMIS Lead.

2015-2019 NEEDS ASSESSMENT PUBLIC COMMENTS

During the month of September, the City initiated the public comment period to determine the housing and community development needs of the community. The outreach process included two public meetings, a City Council Public Hearing and a survey (in Spanish and English). A total of 360 surveys were submitted, which included comments detailed below.

#	Responses	Date
1	We need more pools in Chula Vista. 230,000 residents and only 2 pools.	10/27/2014 1:58 PM
2	Day center for homeless with access to showers, message/mail center, and resources. After school Drop in center for youth with help with tutoring, computer skills, entrepreneurship, and weekend dances, counseling, safe zone, resources and volunteering or giving back to the community by the children that are being helped by the center	10/14/2014 9:25 PM
3	Removal of Bars close or directly behind homes.	10/8/2014 2:47 PM
4	Recreational facility improvement of pool facilities.	10/6/2014 12:20 PM
5	Pool Facilities need to be addressed. Open Hours on weekends, fees, need more pools	10/4/2014 9:33 AM
6	Aquatic facilities!!! Fund your city pools, increase the hours they are open. Our aquatic facilities and their staff provide our community with not only a great source of recreation but also vital safety training in teaching water safety courses.	10/3/2014 5:22 PM
7	Healthy kids help make healthy communities. Help youth development.	10/3/2014 4:06 PM
8	Chula Vista rates among the top highest in San Diego County, yet we only have two swimming pools. As it is apartments are closing down their pools, We need a third aquatic facility to better serve the residents of Chula Vista and their families.	10/3/2014 3:55 PM
9	The West side of Chula Vista is deteriorating and my major concern is the amount of properties that have vehicles parked on the front lawns. Code Enforcement needs additional help to bring this epidemic under control.	10/2/2014 10:55 AM
10	A third aquatic facility to better serve the residents of Chula Vista since we are the second largest city in San Diego. The aquatic centers can serve more people and we won't be limited to serve only a few residents. We can also create more job openings by opening a third facility.	10/1/2014 2:37 PM
11	Our City is the second largest city in San Diego county, yet we only have two swimming pools. We need a third aquatic facility to serve the residents on the east side of Chula Vista.	10/1/2014 1:58 PM
12	A pool on the east side . We only have two pool in Chula Vista. There were 172 drowning is the US from Memorial to Labor Day. Another pool is needed to help children learn to swim in the East Side.	9/30/2014 9:03 AM
13	The Hilltop elementary school has needed a new baseball field for years.	9/27/2014 3:25 PM
14	We need to bring in larger companies that provide careers not just jobs. We need to make ourselves an attractive city for industry. Stop pretending to be a small city that refuses to grow and adapt.	9/26/2014 12:23 AM
15	Under #4, the trash and weeds by the freeways, road dividers, and freeway ramps are awful. It is seldom that anything seems to be done to clean up these entrances to our city. They should be kept clean and tidy all the time for the residents and visitors alike. In all the categories, every suggestion has need for addressing. All we need is money & desire.	9/25/2014 4:18 PM
16	Several parks have become homeless shelters which impacts the residents who wish to use their community park. Staff becomes personal cleaners of the homeless and they should not have to do that as a function of their duties. Time for Chula Vista to partner with someone and help the homeless situation for all to possibly benefit.	9/25/2014 8:19 AM
17	Tree trimming and removal of huge trees that the CITY planted and now only maintain when called and won't remove. Repair and resurfacing of streets.	9/24/2014 5:29 PM
18	Cleaning up third ave and broadway. There are areas that look trashing and low rent. Businesses with ugly signs and to many signs.	9/24/2014 3:06 PM

Housing and Community Development Needs Survey

19	This survey isn't clear. Are you asking what needs attention or what we view as being given highest priority currently? I think the west side of Chula Vista is in need of several renovations. Properties look abandoned, graffiti and trash fill the streets and there seems to be high turnover for small businesses. I would love to see the city cleaned up to attract younger families. We have a phenomenal location and with the bayfront renovations ahead our city could really benefit.	9/24/2014 2:16 PM
20	Rain water claiming. Do not allow 90 percent of water to travel to the ocean when we finally get it.	9/24/2014 12:14 PM
21	HOUSING, HOBS AND CRIME PREVENTION IS ONE OF THE KEY TO LEAD TO A HEALTHY COMMUNITY	9/24/2014 9:31 AM
22	You need to considered the access to PARKWAY, I used to play volleyball twice a week, and we were almost 50 people on the gym, seniors and young people gatering for the same interest. and now you have to pay 70 dll x hour to use the facilities. this is not fair. we need to encourage our kids to stay safe from drugs doing some healthy and what we have???, gyms closing dors to this population of people..thanks and I encourage you to open the gym if is not goint to be free, you can ask for individual payment....	9/24/2014 8:46 AM
23	We need more education on how to own a home. Renters are getting too expensive with their tentants, bringing their prices up each year while there isn't any employment or any raises at the current jobs. The new minimum is still not enough...	9/24/2014 8:43 AM
24	We need more officers patrolling the streets. I never see officers unless a crime has occurred. We need a substation out East not just a store front. More officer presence.	9/24/2014 8:30 AM
25	The streets are terrible	9/23/2014 9:16 PM
26	More affordable housing and more jobs. And a safe place for our children.	9/23/2014 9:04 PM
27	mental health services	9/23/2014 7:27 PM
28	It's difficult to pick one thing on these categories when there is so many needs	9/23/2014 7:12 PM
29	Like to see efforts made with single mothers trying to afford housing in Chula Vista	9/23/2014 6:16 PM
30	I think our neighborhoods are deteriorating on the west side. Owners don't take care of their yards, there is trash, mattresses, couches etc left on the streets, graffiti and youth openly smoking pot in the parks. I don't shop on 3rd because of the homeless and parolees lingering and loitering.	9/23/2014 5:25 PM
31	Would be interested in the breakdown of how you spent the money in the most recent 2 years. Thanks Scott Vinson	9/23/2014 4:28 PM
32	west of the 805 is in need of low or no interest rate home improvement loans.	9/23/2014 4:20 PM
33	take away some of these don't turn on red signs ,for instint 4th and cst.terrible back up of traffic heavy area due to motor vehicles ,coming going can't get out parking lot or in jack and box from c.st,traffic backs up can't enter c st even back to 4 way stop before c st.ck it out .thanks	9/23/2014 3:19 PM
34	Residential street repair not only main fairway	9/23/2014 3:10 PM
35	Real Affordable Housing for seniors. I live in "Affordable" senior housing for seniors at Harvest Ridge in East Lake on Palomar Street. I pay \$898.00 per month in Rent. \$898.00 is not affordable.	9/23/2014 2:48 PM
36	Swimming pools especially on the East side of town. Our students get scholarships for aquatic sports, especially girls and there aren't enough pools to cover all of the students who swim and play water polo. It seems silly but it's truly important.	9/23/2014 2:30 PM
37	It would be great if funding was used for more affordable housing projects. My family and I have been on waiting lists for several years to obtain affordable housing and it is disillusioning to still not have any openings in the Eastlake area. We owned homes in Eastlake before the housing crisis and ended up losing our home to foreclosure. We did not want to move our kids away from their schools and choose to stay in this neighborhood. There are a lot of people in our same situation who also need some type of rental assistance but are unable to locate affordable housing in our area. The other issue I would like to address is the need for more jobs in Chula Vista. It would be nice if there was funding to go toward job creations for this area. I have to commute over 45 minutes outside of Chula Vista and would love to be able to work closer to home. Thank you for allowing my input.	9/23/2014 2:15 PM
38	Need to keep freeway access areas clean from litter so the city looks nice (H street on and off ramps)	9/23/2014 1:49 PM
39	Too many transients begging for money, especially on/off ramps to freeway. Dangerous, unsightly, and creates a bad image of our city.	9/23/2014 1:39 PM

Housing and Community Development Needs Survey

40	Seeing a lot of converted garages and building taking place that do not seem to be permitted	9/23/2014 1:19 PM
41	ENFORCE VAGRANCY LAWS AND PUBLIC INTOXICATION LAWS	9/23/2014 1:10 PM
42	This is a good neighborhood but I really think if rules were enforced by HOAs (we are told they cannot do anything but give a fine myabe) things might improve. People illegally park, do uturns, block intersections, let dogs loose and/or don't clean up after them, have parties later than midnight, dig into others properties and "nothing can be done" Speeding is also a big problem esp. among the younger group. Also parents BLOCK culdesacs to let children play... I have stop calling in because complaints go unheard... Neighbor broke our fence, we paid to fix it as they wouldn't and HOA said there's nothing they can do...money is paid into what	9/23/2014 1:05 PM
43	Pay off my mortgage so I can retire by age 65.	9/23/2014 12:48 PM
44	Fewer palm "trees"; more leafy trees to make more shade and make city feel more cozy	9/23/2014 12:47 PM
45	This WAS mentioned above but it needs to be emphasized. Our city could be much less a ghetto city if we enforced the laws/rules we have on the books already. And make sure they are carried out.	9/23/2014 12:41 PM
46	COMMUNITY SERVICES need to include arts and after school programs	9/23/2014 12:26 PM
47	I can easily pick more than one option under a catagory such as street/sidewalk; Youth, Child & Health centers; Water/Sewer; Transp., Homless & Substance abuse; Job skills training; Housing rehab for Owners; Affordable Housing for Seniors; and add Services for Mental Illness and Behavioral problems, which affects the entire community, and it's not being addressed in many communities.	9/23/2014 12:21 PM
48	Open Space beautification.	9/23/2014 12:05 PM
49	Chula Vista's image needs improvement, please work with the Chamber of Commerce or other organizations to enhance our city's image and attract high-paying jobs and industry.	9/23/2014 12:04 PM
50	Repave streets	9/23/2014 12:03 PM
51	Would like to see some lights around stop signs and lights in the cross walk along E. Palomar street, dangerous area for pedestrians, just a matter of time before someone is killed because of stop sign runners	9/23/2014 9:07 AM
52	We need graffiti removal for both city owned and residential, like it was before, businesses need to comply and remove graffiti within 24 hours and this needs to be enforced, some home owners have graffiti and leave it there for months and it never gets removed, Need to hire back the graffiti removal team	9/23/2014 8:31 AM
53	Power lines should get buried	9/23/2014 8:23 AM